ADOPTED

Prepared by

THE NOR-MAC PLANNING DISTRICT BOARD

With the assistance of

MANITOBA
MUNICIPAL AFFAIRS
MUNICIPAL PLANNING

PORTAGE LA PRAIRIE

September , 1984

THE NOR-MAC PLANNING DISTRICT DEVELOPMENT PLAN

THE NOR-MAC PLANNING D

BY-LAW NO. 84-1

BEING a By-Law of The NOR-MAC Planning District to adopt a Development Plan.

WHEREAS Section 26(4) of The Planning Act provides that the Board of a District may prepare a Development Plan;

AND WHEREAS Section 30(1) of the said Act provides that the Board of a District shall adopt a Development Plan by By-Law;

AND WHEREAS it is deemen expedient and desirable to adopt a Development Plan for The NOR-MAC Planning District;

NOW THEREFORE The NOR-MAC Planning District Board, in meeting duly assembled, enacts as follows:

1. That The NOR-MAC Planning District Development Plan attached hereto and marked as Schedule "A", be and the same is hereby adopted.

STRICT

DONE AND PASSED at The Village of MacGregor and the Rural Municipality of North Norfolk Municipal Office in Manitoba this 3 day of December, A.D. 1985.

CHAIRMAN

SECRETARY-TREASURER

READ a first time this 4th day of December A.D. 1984.

READ a second time this 1st day of October A.D. 1985.

READ a third time this 3 day of December A.D. 1985.

I, Richard C. Locke, Secretary-Treasurer of the NOR-MAC Planning District Board, do hereby certify the above to be a true and correct copy of By-Law No. 84-1 of the NOR-MAC Planning District.

Secretary-Treasurer

THE NOR-MAC P

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To By-Law No. 84-1 of The N

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R-MAC Planning District Board

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List of Maps and Tables

	Page No.
PART 1 INTRODUCTION	3
1. General Background	3
2. Purpose of Development Plan	3
3. Format of Development Plan	4
4. Interpretation of Development Plan	4
PART 2 GENERAL DEVELOPMENT POLICIES	9
1. General Development Findings	9
2. District Goals	9
3. General Development Policies	10
PART 3 RURAL LAND USE POLICIES	15
1. Agriculture	15
2. Rural Residential	19
3. Highway Commercial	21
4. Rural Industrial	22
5. Open Space	24
6. Crown Lands	25
PART 4 RESOURCE MANAGEMENT POLICIES	29
1. Heritage Resources	29
2. Aggregate Resources	30
3. Soil and Forestry Resources	32
4. Groundwater Resources	33
5. Fisheries and Wildlife Resources	24
6. Hazard Lands	36

LE OF CONTENTS

	Page No.
PART 5 VILLAGE/SETTLEMENT CENTRE POLICIES	41
1. General Settlement Strategy	41
2. Village Development	43
A. Residential	43
B. Commercial	46
C. Industrial	47
D. Recreation & Open Space	48
3. Settlement Centre Development	50
PART 6 MUNICIPAL SERVICES & TRANSPORTATION POLICIES	55
1. Municipal Services	55
2. Transportation	56
PART 7 IMPLEMENTATION	63
1. General	63
2. Review & Amendment	63
3. Concept Plans	63
4. Zoning By-Laws	64
5. Subdivision Approval	64
6. Building By-Laws	64
7. Public Works	65
8. Capital Expenditure Program	65
9. Development Phasing	65
10. Development Agreements	65

APPENDICES

"A" List of Municipal Service Improvements

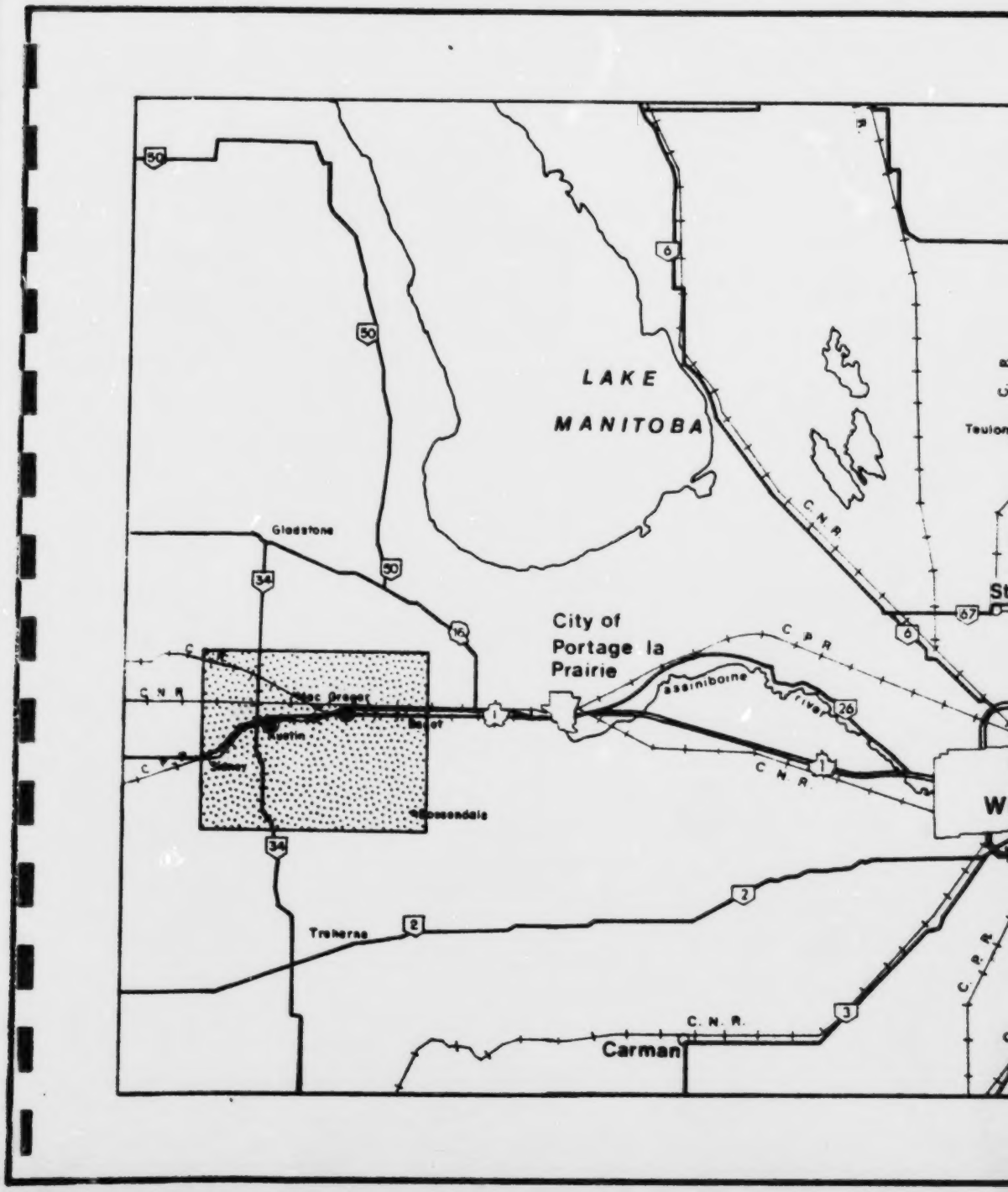
"B" Crown Land Use Classification Plan

LIST OF MAPS AND TABLES

	Map No.
Regional Setting Map	1
Rural Future Land Use	2
Resource Management Policy Areas	3
MacGregor Future Land Use Map	4
Austin Future Land Use Map	5
Sidney Future Land Use Map	6
Bagot Future Land Use Map	7
Rossendale Future Land Use Map	8

Tables

	Page No.
1. R.M. of North Norfolk Capital Expenditure Program	67
2. Village of MacGregor Capital Expenditure Program	68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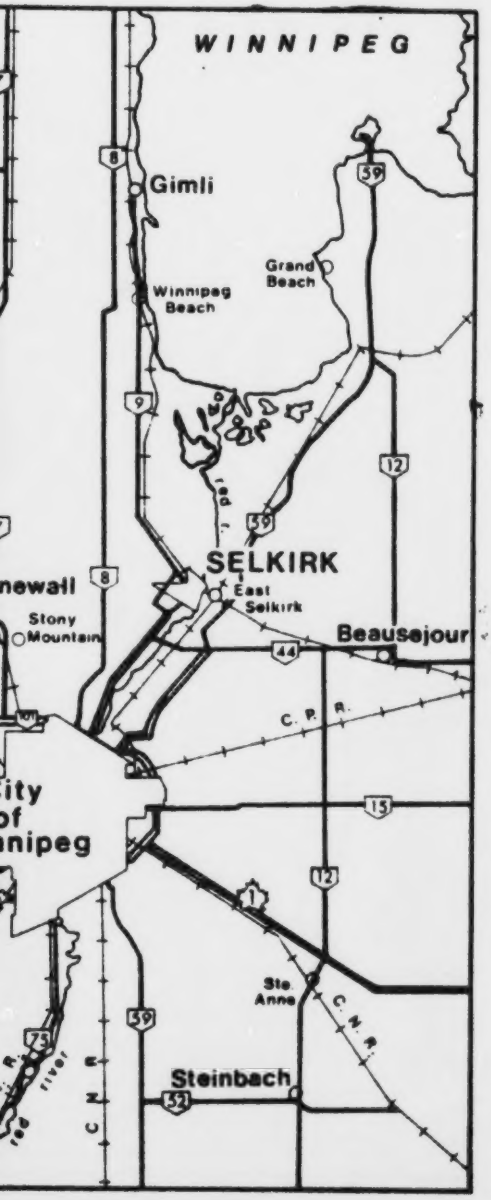

MAP 1

R.M. of NORTH NORFOLK

NOR-MAC PLANNING DISTRICT

REGIONAL SETTING MAP

LEGEND

NOR-MAC PLANNING DISTRICT

Prepared by the

NOR-MAC PLANNING DISTRICT BOARD

Scale in Miles
10 Miles 5 Miles 0 10 Miles

MUNICIPAL PLANNING BRANCH
MUNICIPAL AFFAIRS
PORTAGE LA PRAIRIE

MAY, 1982

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INTRODUCTION

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PART 1 INTRODUCTION

1. GENERAL BACKGROUND

The Village of MacGregor and the Rural Municipality of North Norfolk have over many years developed a spirit of co-operation in matters pertaining to municipal administration and the provision of major municipal services. In this same spirit of co-operation, the two Municipalities joined to form the *NOR-MAC Planning District* on March 26, 1980 in order to co-ordinate the planning and development of land within the District.

As an initial step in the preparation of a District Development Plan, numerous surveys and investigations were conducted to carefully examine the resource base of the District, its land use pattern and its socio-economic characteristics. The analysis of the study results over the past two years has identified relevant land use issues, development trends and constraints and potentials for continued growth. These are summarized in the *Background Report to the NOR-MAC District Development Plan*.

This Development Plan is the culmination of these planning initiatives. It has taken several years of continuing study by the District Board and Councils of the two member Municipalities and extensive consultation with the public to prepare.

Public input during the initial adoption stage and in future up-dates will continue to be an essential part of the planning process.

This District Development Plan will not be a static document. It should be periodically reviewed and where necessary, amended to reflect changing development circumstances, and community needs and expectations as they evolve.

2. PURPOSE OF DEVELOPMENT PLAN

The Development Plan is a statement of community goals, objectives and policies which are intended to guide and direct the future use and development or redevelopment of land within the Planning District.

Section 27, subsection (1) of The Planning Act (S.M. 1975, C.29 - Cap. P80) establishes the purposes of a Development Plan. These are repeated below:

(a) *to serve as a framework whereby the district or the municipality and the community as a whole may be guided in formulating development policies and decisions;*

(b) *to identify the factors relevant to the use and development of land;*

(c) *to identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof;*

(d) *to set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof;*

(e) *to establish and specify the programs and actions necessary for the implementation of the development plan;*

(f) *to outline the methods whereby the best use and development of land and other resources in adjacent municipalities, districts, or affected areas immediately abutting thereto, may be co-ordinated; and*

(g) *to identify those matters of government concern which affect the use and development of land and other resources within the district or the municipality.*

In short, this Development Plan will promote orderly development and will give the community at large a sense of "land use" direction.

3. FORMAT OF DEVELOPMENT PLAN

The Development Plan is comprised of two major segments; the written text and the future land use maps. In addition, the written text is divided into seven parts.

Part 1 provides the introduction to the Plan. It outlines the background, purpose, and format of the document and provides guidance on how to interpret the land use plan.

Part 2 describes the overall goals of the District and establishes the general development policies which will apply to all lands within the NOR-MAC Planning District.

Parts 3, 4, and 5 contain the detailed rural, resource and urban land use policies which apply to the land use designations and resource management policy areas shown on Maps 2 and 3 respectively.

Part 6 deals with policies relating to major transportation facilities and the provision of municipal services.

Part 7 of this Development Plan provides guidance for the administration and implementation of the Plan.

Appendices at the end of the Plan include a List of Municipal Service Improvements and the Crown Land Use Classification Plan for the District.

4. INTERPRETATION OF DEVELOPMENT PLAN

In interpreting the policies of this Development Plan reference should be made to the Future Land Use Plans contained within

this document. The maps designate all the land area in the District according to the future land use catagories established in the written text.

The general land use concepts shown on these Land Use Plans illustrate the long term development strategy and define the ultimate extent of the various land uses contemplated within the planning period to Year 2001. The achievement of the land use goals will take place over a period of years as the existing land use pattern evolves.

The Resource Management Policy Area Map being Map 3 is an added map to be used in conjunction with the Rural Future Land Use Map No. 2. A development site located within a resource management policy area indicates that development will be subject to the applicable environmental policies contained in Part 4 of this Plan during the development approval process.

The boundaries of the land use map designations and resource management policy areas are general only. As such, the strict interpretation of map boundaries is not intended. There shall remain some flexibility in interpreting the various Future Land Use Maps and the Resource Management Policy Area Map.

The District Board will have flexibility in interpreting the boundary of a land use designation provided the general intent

of the Development Plan is maintained.

Where situations arise which may require flexibility of the lot and area guidelines contained in this Development Plan for the reasonable and desirable development of the area, no amendment to this Development Plan will be required provided the intent of the Development Plan lot size or area guideline is maintained. The site specific impacts of a proposed development should be evaluated at the time of amendment to the zoning by-law or variation to the zoning by-law standards.

The Crown Land Use Classification Plan included as an Appendix to this Development Plan applies only to Crown land, the jurisdiction of which remains the responsibility of the Province. All amendments to this "Crown Land Plan" shall be made by the Provincial Land Use Committee of Cabinet in consultation with the Planning District Board and/or Councils of the member Municipalities. Where in future, Crown land is disposed of and is held under private ownership, the policies of the NOR-MAC District Development Plan shall replace the Crown Land Use Policies.

GENERAL DEVELOPMENT POLICES

2

PART 2 GENERAL DEVELOPMENT POLICIES

1. GENERAL DEVELOPMENT FINDINGS

The NOR-MAC Planning District is first and foremost an agricultural area. In 1979, for example, it was estimated that approximately 73% of the Planning District's total acreage was in active farm use.

Population trends indicate that the rural farm population is decreasing while the non-farm population in the rural area is increasing. In addition, agricultural trends point to a decline in the number of farms in the District and an increase in the size of farm holdings. In 1976, the average farm size was 578 acres.

The Villages of MacGregor and Austin are the primary urban centres in the District and perform an important service role to the surrounding agricultural area. A broad range of essential goods and services are provided to support the farm and urban population. Sidney, Bagot and Rossendale serve as an important focus of community life to their respective nearby rural communities.

The Planning District is not subject to strong development pressure. Modest growth in the District's population has been the norm over the last decade. It is anticipated that the

population may continue this trend and may reach approximately 4,200 by the Year 2001, subject to the continued strength of the local economy. In 1981, the District population totalled about 3,850.

The greatest potential for growth of the District lies in the growth of the area's agricultural base. Further potential exists for the enhancement and future development of the industry through the introduction of irrigation and the increased production of special crops. Such development could provide an important stimulus for growth in the agriculturally related manufacturing industries and in the trade and services sector of the Village's economic base.

2. DISTRICT GOALS

In preparing the Development Plan, the District Board and Councils of the member Municipalities have established the following primary goals:

1. In recognition of the importance of local agriculture, to support and protect the farming industry -- its farmland base as well as the industry's potential for advancement and diversification.
2. To plan for future development in MacGregor and Austin as the major centres for urban development and to strengthen the service role of the District's settlement centres.

This would also help to alleviate some of the pressures on good farmland for non-farm uses.

3. To provide for the compatible use of land by minimizing conflicts between neighbouring land uses within the urban centres, on lands bordering the urban centres and on rural and recreation lands.
4. To optimize the expenditure of public funds by managing the timing and location of future development in order to obtain economy and efficiency in the provision of municipal services.
5. To continue to maintain the spirit of co-operation and consultation amongst the R.M. of North Norfolk, the Village of MacGregor and The Province of Manitoba on planning and development matters which may be of mutual concern.
6. To promote co-operation and co-ordination of public and private development initiatives to further the attainment of the goals and objectives of this Development Plan in the best interests of the community.
7. To protect the health, safety and well-being of residents and to minimize property damage and public inconvenience from potential man-made or environmental hazards resulting from flooding, bank instability, groundwater pollution and the transportation, storage and handling of hazardous materials.
8. To conserve the District's natural, scenic and historic resources through wise use and management of these resources in such a manner that they will continue to

contribute to the quality of life for current and future residents.

9. To encourage the conservation of energy resources during the planning and design of new areas to be developed in the District's urban centres.
10. To preserve the range of agricultural, rural and urban life-styles by providing housing choices within the District in a manner which would still be complementary to the achievement of the other District Goals.

3. GENERAL DEVELOPMENT POLICIES

1. FUTURE DEVELOPMENT IN THE NOR-MAC PLANNING DISTRICT SHALL TAKE PLACE IN ACCORDANCE WITH THE POLICIES AND LAND USE DESIGNATION OF THIS DEVELOPMENT PLAN. ALL ZONING BY-LAWS AND PUBLIC WORKS UNDERTAKEN SHALL ALSO BE IN GENERAL CONFORMITY TO THE PROVISIONS AND INTENT OF THIS DEVELOPMENT PLAN.

2. LAND TO BE SUBDIVIDED SHALL BE IN ACCORDANCE WITH THE GENERAL INTENT AND PROVISIONS OF THIS DEVELOPMENT PLAN.

3. IN GENERAL, WHERE THE EXISTING USE OF THE LAND DIFFERS FROM THE LAND USE DESIGNATED IN THE PLAN, THE EXISTING USE WILL BE ALLOWED TO CONTINUE. SUCH USES MAY BE ZONED IN A SUBSEQUENT ZONING BY-LAW TO REFLECT THEIR PRESENT USE

PROVIDED:

A) THE ZONING WILL NOT PERMIT ANY CHANGE OF THAT USE WHICH WILL AGGRAVATE ANY SITUATION DETRIMENTAL TO ADJACENT USES OR WHICH WILL INTERFERE WITH THE REASONABLE DEVELOPMENT OR ENJOYMENT OF THE ADJACENT AREA;

B) THAT SUCH USES DO NOT CONSTITUTE A HAZARD TO HEALTH AND SAFETY BY VIRTUE OF THE ACTIVITY, TRAFFIC OR POLLUTION THAT THEY MAY CAUSE.

4. PRIOR TO DEVELOPMENT APPROVAL THE DEVELOPER MAY BE REQUIRED TO PROVIDE INFORMATION IN ORDER TO ESTABLISH:

A) THAT THE LAND IS PHYSICALLY SUITED FOR THE PURPOSE INTENDED AND IN PARTICULAR THAT THE SOIL AND DRAINAGE CONDITIONS ARE ADEQUATE FOR THE PROPOSED DEVELOPMENT;

B) THAT SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF WATER SUPPLY, SEWAGE DISPOSAL, SOLID WASTE DISPOSAL, STORM DRAINAGE AND ANY OTHER NECESSARY SERVICES;

C) THAT THE LAND FRONTS ON PUBLIC ROAD OR ON AN APPROVED PRIVATE ROAD WHICH HAS BEEN OR WILL BE DEVELOPED TO AN ACCEPTABLE STANDARD AND MAINTAINED TO THE SATISFACTION OF COUNCIL;

D) THAT THE LAND IS NOT SUBJECT TO AN ENVIRONMENTAL HAZARD OR THAT APPROPRIATE REMEDIAL MEASURES HAVE OR WILL BE TAKEN TO PROTECT LIFE AND PROPERTY TO THE BOARD'S SATISFACTION.

5. PRIOR TO THE APPROVAL OF DEVELOPMENT OR RE-DEVELOPMENT, THE SPECIAL LOADING, STORAGE AND PARKING REQUIREMENTS OF A USE OF LAND OR BUILDING AND THEIR IMPACT UPON TRAFFIC CIRCULATION, HEALTH AND SAFETY AND VISUAL QUALITY OF THE DISTRICT SHALL BE CONSIDERED.

6. THE ESSENTIAL ACTIVITIES OF GOVERNMENT AND UTILITIES SHALL BE PERMITTED IN ANY LAND USE DESIGNATION. SUCH USES SHOULD BE LOCATED AND DEVELOPED IN A MANNER WHICH WILL MINIMIZE ANY CONFLICT WITH NEIGHBOURING LAND USES.

7. ASSISTANCE SHALL BE PROVIDED TO MANITOBA HYDRO, MANITOBA TELEPHONE SYSTEM AND OTHER SIMILAR PUBLIC UTILITIES TO PROVIDE THEIR SERVICE IN THE MOST ECONOMICAL AND EFFICIENT MANNER TO ALL NEW DEVELOPMENTS.

8. THE CONSERVATION OF ENERGY SHALL BE CONSIDERED IN THE PLANNING AND APPROVAL OF NEW AREAS FOR URBAN DEVELOPMENT WITHIN THE DISTRICT.

9. FACILITIES OR DEVELOPMENTS, EXCLUSIVE OF RAILWAYS AND HIGHWAYS, WHICH MANUFACTURE, HANDLE, STORE OR DISTRIBUTE HAZARDOUS MATERIALS AS DEFINED IN MANITOBA REGULATION 15/81 WILL BE GOVERNED BY THE FOLLOWING:
   A) NEW FACILITIES OR DEVELOPMENTS SHALL BE LOCATED IN THE AGRICULTURE OR RURAL-INDUSTRIAL DESIGNATION;

B) THE PROPOSED EXPANSION OF AN EXISTING FACILITY OR DEVELOPMENT MAY REQUIRE CONDITIONAL USE APPROVAL AS PROVIDED IN THE ZONING BY-LAW;

C) ANHYDROUS AMMONIA FACILITIES SHALL NOT BE LOCATED WITHIN ONE HALF MILE FROM RESIDENTIAL AREAS;

D) A SITE SPECIFIC GROUNDWATER POLLUTION HAZARD APPRAISAL MAY BE REQUIRED PRIOR TO APPROVAL OF A PROPOSED NEW OR EXPANDED FACILITY OR DEVELOPMENT;

E) INFORMATION MAY BE REQUIRED RELATING TO THE NATURE OF ANY DISCHARGES INTO THE AIR, SOIL OR WATER; THE NATURE OF OUTSIDE STORAGE REQUIREMENTS; AND THE COMPATIBILITY OF SURROUNDING LAND USES TOGETHER WITH ANY PLANS FOR BUFFERING SUCH ACTIVITIES FROM ADJACENT USES.

10. NOTICE OF HEARING FOR DEVELOPMENT PLAN AND ZONING BY-LAW AMENDMENTS, CONDITIONAL USE AND VARIATION APPLICATIONS WHICH DEAL WITH LAND BEYOND THE BUFFER AREA OF A SETTLEMENT CENTRE SHOULD BE CIRCULATED TO PROPERTY OWNERS WITHIN ONE MILE OF THE AREA AFFECTED BY THE APPLICATION.

RURAL LAND USE POLICIES

PART 3 RURAL LAND USE POLICIES

1. AGRICULTURE

1.1 FINDINGS

Today, the agricultural industry remains as the foundation of the local economy. Its importance to the economic and social well-being of all area residents cannot be overstated.

The rural land use is dominated by agriculture. Approximately 55% of the District's land base is Class 2 and 3 prime agricultural soils. Moreover, there is considerable potential for irrigation in the District. This, in conjunction with the area's proximity to food processing industries and markets in nearby major urban centres results in further potential for the growing of special crops.

However, future enhancement and diversification of the farm industry may be cumulatively threatened by encroaching non-farm uses in traditional farm areas.

Considerable farmland fragmentation has occurred in the north-eastern portion of the District, generally north and south of Bagot and in the Sidney and Arizona areas to the south-west. Farmland subdivision activity in recent years has increased dramatically. The cumulative effect of continued rural non-farm development in the agricultural area can have a dramatic

impact upon farm practices and future farmland development options.

1.2 OBJECTIVES

1. To protect the agricultural industry and the land upon which it is dependent from encroachment of non-farm uses where agriculture is dominant or where food production can take place.
2. To minimize potential conflicts between agricultural uses and non-farm and resource uses.
3. To provide farmers with the widest possible range of enterprise opportunities by designating lands in which the primary land use consideration will be the preservation and use of land for farm production.
4. To promote the further growth and diversification of the farm industry by encouraging the retention of large blocks of land for farming, particularly land which has irrigation potential.
5. To preserve the family farm tradition and the agricultural lifestyle and character of the rural area.

1.3 POLICIES

Priority/Range of Uses

1. LAND OUTSIDE OF SETTLEMENT CENTRES SHALL BE PRESERVED FOR THE WIDEST POSSIBLE RANGE OF AGRICULTURAL ACTIVITIES WHERE AGRICULTURE IS DOMINANT ON PRIME AGRICULTURAL LAND AND ON LOWER CLASS LAND WHERE IT IS FEASIBLE TO FARM AND IT IS DESIRABLE TO PROTECT SUCH ACTIVITIES.

2. UNLESS PROVIDED FOR HEREIN, LAND USES IN THE AGRICULTURE AREA SHOULD GENERALLY INCLUDE AGRICULTURE; LAND USES DIRECTLY RELATED TO AND IN SUPPORT OF LOCAL AGRICULTURE AND USES COMPATIBLE WITH AGRICULTURE.

3. EXISTING NON-CONFORMING STRUCTURES AND USES WILL BE ALLOWED TO CONTINUE. AN EXISTING VACANT LOT OF RECORD MAY BE USED AS A BUILDING SITE.

Livestock & Poultry Operations

4. MAJOR LIVESTOCK AND POULTRY PRODUCTION OPERATIONS OF A SIZE TO BE SPECIFIED IN THE ZONING BY-LAW SHALL BE CONDITIONAL USES.

5. NOTWITHSTANDING POLICY 4 OF THIS SECTION, LIVESTOCK AND POULTRY OPERATIONS LARGER THAN 1,500 LIVESTOCK WASTE UNITS MAY ONLY BE PERMITTED IN THE AGRICULTURE AREA SUBJECT TO ZONING APPROVAL OF COUNCIL.

6. A MUTUAL SEPARATION DISTANCE SHALL BE MAINTAINED BETWEEN A MAJOR LIVESTOCK PRODUCTION OPERATION AND A RESIDENCE NOT ACCESSORY TO THE OPERATION. COUNCIL MAY VARY THIS SEPARATION DISTANCE BY VARIATION ORDER.

7. APPROVAL OF A MAJOR LIVESTOCK OR POULTRY OPERATION SHALL CONSIDER THE FOLLOWING:

   A) SHOULD BE LOCATED SUFFICIENTLY DISTANT FROM EXISTING NON-COMPATIBLE LAND USES SO AS TO MINIMIZE POTENTIAL CONFLICTS AND TO PROVIDE FOR FUTURE EXPANSION;

   B) THE SIZE AND TYPE OF OPERATION, TYPE OF MANURE STORAGE AND DISPOSAL SYSTEM AND LOCATION OF AREAS FOR MANURE DISPOSAL, THE DIRECTION OF PREVAILING WINDS, SURROUNDING NATURAL LANDSCAPE FEATURES AND NEIGHBOURING LAND USES;

   C) SHOULD NOT BE LOCATED IN AN AREA SUBJECT TO GROUNDWATER POLLUTION HAZARD; OR ONLY WHEN APPROPRIATE MEASURES HAVE BEEN TAKEN TO PROTECT THE GROUNDWATER SUPPLY FROM POSSIBLE CONTAMINATION;

D) NEW MAJOR LIVESTOCK OR POULTRY OPERATIONS SHOULD NOT BE ESTABLISHED IN CLOSE PROXIMITY (E.G. ONE MILE) TO A VILLAGE OR SETTLEMENT CENTRE, DESIGNATED RURAL RESIDENTIAL AREA OR DESIGNATED OPEN SPACE AREA.

Accessory Farm Residences

8. ADDITIONAL RESIDENCES FOR PEOPLE ACTIVELY ENGAGED IN THE FARM ENTERPRISE SHALL BE ENCOURAGED TO LOCATE ON OR ADJACENT TO AN EXISTING OR VACANT FARMSTEAD IN ORDER TO REMAIN AS PART OF THE FARM UNIT.

9. NEW FARMSTEADS SHALL BE LOCATED WHERE THEY MAY BE EASILY AND ECONOMICALLY SERVICED.

Other Uses

10. AGRO-COMMERCIAL/INDUSTRIAL USES ARE ENCOURAGED TO LOCATE IN THE SETTLEMENT CENTRES OR IN RURAL-INDUSTRIAL AREAS. SUCH USES MAY INCLUDE FEED MILLS; GRAIN AND SEED STORAGE, DRYING AND CLEANING PLANTS, IMPLEMENT AND MACHINERY DEALERSHIP AND REPAIR, FERTILIZER STORAGE AND SALES AND SIMILAR USES.

11. AGRO-COMMERCIAL OR AGRO-INDUSTRIAL USES MAY BE PERMITTED IN THE AGRICULTURE AREA SUBJECT TO THE APPROVAL OF COUNCIL.

SUCH USES WILL BE CONDITIONAL USES IN THE ZONING BY-LAW.

12. TOURIST COMMERCIAL USES LOCATED IN THE AGRICULTURE AREA SHALL BE CONDITIONAL USES IN THE ZONING BY-LAW. SUCH USES MAY INCLUDE CAMPGROUNDS, RACE TRACKS, RODEO GROUNDS, AGRICULTURAL MUSEUMS AND SIMILAR USES.

13. CONDITIONAL APPROVAL OF AN AGRO-COMMERCIAL, AGRO-INDUSTRIAL OR A TOURIST COMMERCIAL USE IN THE AGRICULTURE AREA SHALL CONSIDER THE FOLLOWING:
    A) LOCATED WHEREVER POSSIBLE ON LOWER CLASS FARMLAND;
    B) THE SITE IS OF ADEQUATE ACREAGE TO MEET THE NEEDS OF THE USE INTENDED, BUT IS NOT WASTEFUL OF AGRICULTURAL LAND;
    C) THE PROPOSED USE SHOULD NOT CONFLICT WITH ADJACENT USES PARTICULARLY FARM OPERATIONS;
    D) WHERE FEASIBLE BE LOCATED CLOSE TO AND ON THE SAME SIDE OF A HIGHWAY AS A SETTLEMENT CENTRE;
    E) WATER, DRAINAGE, SANITARY DISPOSAL, HYDRO, TELEPHONE AND ROAD ACCESS CAN BE ECONOMICALLY PROVIDED.

14. DURING THE PLANNING AND SITING OF PUBLIC USES SUCH AS CEMETERIES, NUISANCE GROUNDS, SEWAGE TREATMENT FACILITIES AND SIMILAR USES IN THE RURAL AREA, THE DISTRICT BOARD AND COUNCILS SHALL CONSIDER THE NEED TO CONSERVE PRIME AGRICULTURAL LAND, TO PROTECT THE NATURAL ENVIRONMENT AND GROUNDWATER SUPPLY, TO MINIMIZE ANY DETRIMENTAL IMPACTS

UPON ADJACENT USES AND TO PROVIDE ECONOMIC AND EFFICIENT PUBLIC SERVICES.

Subdivision For Farm Purposes

15. THE SUBDIVISION OF FARMLAND FOR AGRICULTURAL PURPOSES SHALL GENERALLY BE A MINIMUM OF 80 ACRES TO ENSURE FLEXIBILITY FOR FARMERS TO EXPAND, DIVERSIFY, INTENSIFY OR CHANGE THE TYPE OF COMMODITY PRODUCED TO MEET CHANGING ECONOMIC CONDITIONS.

16. SMALLER ACREAGE MAY BE PERMITTED FOR SPECIALIZED AGRICULTURAL USES SUCH AS MARKET GARDENING, TREE NURSERIES, APIARIES AND INTENSIVE LIVESTOCK OR POULTRY CONFINEMENT OPERATIONS AND SIMILAR USES.

17. THE SUBDIVISION OF LAND OF SMALLER ACREAGE THAN SPECIFIED IN THE ZONING BY-LAW WILL GENERALLY BE PERMITTED PROVIDED THE LAND IS CONSOLIDATED WITH ADJACENT FARMLAND, E.G. TO FACILITATE TRANSFER OF LAND CUT-OFF FROM THE BALANCE OF THE FARM TO AN ADJACENT FARM HOLDING.

18. THE SUBDIVISION OF LAND IN THE AGRICULTURE AREA FOR FARM-RELATED RESIDENTIAL PURPOSES MAY BE PERMITTED AS FOLLOWS:
    A) WHERE A RETIRING FARMER WHO HAS BEEN ACTIVELY FARMING FOR A SUBSTANTIAL NUMBER OF YEARS WISHES TO RETAIN OR

CREATE A HOMESITE AND SELL THE BALANCE OF THE FARM UNIT;

B) WHERE AN EXISTING FARMSTEAD IS NOT REQUIRED AS PART OF THE FARMING OPERATION;

C) WHERE A FARM IS INCORPORATED AND IT IS NECESSARY TO ESTABLISH A SEPARATE RESIDENTIAL SITE FROM THE COMPANY HOLDINGS;

D) WHERE A SEPARATE BUILDING SITE FOR PEOPLE ACTIVELY ENGAGED IN A FARM OPERATION IS REQUIRED PROVIDED IT WOULD NOT RESULT IN MORE THAN THREE TITLES PER QUARTER SECTION, EXCLUSIVE OF RIGHTS-OF-WAY;

E) SHOULD LOCATE WHERE POSSIBLE ON EXISTING OR VACANT FARMSTEADS RATHER THAN ON LAND WHICH IS CAPABLE OF OR IS BEING FARMED;

F) SHOULD NOT BE WASTEFUL OF AGRICULTURAL LAND.

Subdivision For Non-Farm Purposes

19. THE SUBDIVISION OF LAND IN THE AGRICULTURE AREA FOR AGRO-COMMERCIAL, AGRO-INDUSTRIAL OR TOURIST COMMERCIAL USE SHALL CONSIDER THE CRITERIA LISTED IN POLICY 13 OF THIS SECTION.

20. THE SUBDIVISION OF LAND FOR LIMITED RURAL NON-FARM RESIDENTIAL USES IN THE AGRICULTURE AREA SHALL BE AS PROVIDED FOR IN SECTION 2 OF THIS PLAN.

1.4 IMPLEMENTATION

1. The areas to which the above policies apply are designated as "Agriculture" on Map No. 2 -- Future Land Use Map.

2. RURAL RESIDENTIAL

2.1 FINDINGS

While rural non-farm residential use is recognized as a legitimate form of land use, there remains a concern where it occurs in areas where agriculture is the prime land use.

Haphazard and scattered rural residential uses often lead to serious restrictions on farm operations. The cumulative effect of continued unplanned development can also lead to increased assessment values and increased demands for improved municipal services beyond the level required for agriculture. This may inevitably lead to increased farmland taxation which can ultimately threaten the viability of farm enterprises.

Trends in the District, point to an increase in non-farm rural population in comparison to a decrease in rural farm population. This is an indication that there remains a demand in the District for rural residences.

If properly planned, rural non-farm residential development

can continue to provide a lifestyle option for area residents in a manner which would minimize its impact on the farm industry and on other resource related activities.

2.2 OBJECTIVES

1. To allow rural residential development on a limited basis in areas where agriculture will be least affected.
2. To support and strengthen existing Villages and settlement centres in the District by not designating new concentrations for rural residential development.
3. To ensure that rural residential development occurs in a planned manner in order to minimize servicing costs and to protect the health and safety of residents from environmental hazards.
4. To preserve the rural character and open spaciousness of the District.

2.3 POLICIES

1. NEW RURAL RESIDENTIAL DEVELOPMENT SHALL BE ENCOURAGED TO LOCATE IN SIDNEY, BAGOT AND ROSSENDALE.

2. RURAL RESIDENTIAL SUBDIVISION WILL NOT BE PERMITTED WITHIN OR IN CLOSE PROXIMITY TO THE VILLAGES OF MACGREGOR AND AUSTIN SO AS NOT TO IMPEDE THE EXPANSION OF THE VILLAGES OR THE ECONOMICAL EXTENSION OF URBAN SERVICES.

3. EXISTING RURAL RESIDENCES WILL BE RECOGNIZED IN THIS DEVELOPMENT PLAN AND IN THE ZONING BY-LAW. EXISTING LOTS OF RECORD IN THE AGRICULTURE AREA MAY BE USED AS BUILDING SITES.

4. PARCELS OF LAND IN THE AGRICULTURAL AREA CREATED AS REMNANTS BY A TRANSPORTATION CORRIDOR OR A MAJOR DRAIN AND WHICH CANNOT REASONABLY BE USED FOR FARMING MAY BE SUBDIVIDED FOR RURAL RESIDENTIAL PURPOSES SUBJECT TO ZONING APPROVAL OF COUNCIL AND POLICY 5 OF THIS SECTION.

5. IN APPROVING NEW RURAL NON-FARM RESIDENTIAL USES, COUNCIL SHALL CONSIDER THE FOLLOWING CRITERIA:
   A) THE PROPOSED USE WILL NOT INTERFERE WITH NEARBY LAND USES, PARTICULARLY AGRICULTURAL ACTIVITIES;
   B) THE PROPOSED USE IS LOCATED IN AN AREA NOT SUBJECT TO ENVIRONMENTAL HAZARDS SUCH AS FLOODING, EROSION OR SUBSIDENCE;
   C) THE PROPOSED USE IS LOCATED A SUFFICIENT SEPARATION DISTANCE FROM CONFLICTING LAND USES SUCH AS LIVESTOCK AND POULTRY OPERATIONS, RURAL INDUSTRIAL AREAS, WASTE DISPOSAL AREAS, SEWAGE LAGOONS, LANDING AREAS

FOR AIRCRAFT, ACTIVE GRAVEL PITS AND GAS TRANSMISSION LINES;

D) THE PROPOSED SITE IS OF SUFFICIENT AREA TO MAINTAIN THE RURAL CHARACTER OF THE DISTRICT BUT NOT SO LARGE AS TO BE WASTEFUL OF AGRICULTURAL LAND;

E) THE PROPOSED SITE IS SUITABLE AND OF SUFFICIENT SIZE TO ACCOMMODATE AN APPROVED SEWAGE DISPOSAL SYSTEM;

F) THE PROPOSED SITE WILL HAVE DIRECT FRONTAGE ON AN ALL-WEATHER ROAD OR WILL HAVE ACCESS TO SUCH ROAD BY A RIGHT-OF-WAY AGREEMENT TO BE REGISTERED ON TITLE IN PERPETUITY;

G) AN ADEQUATE SUPPLY OF GROUNDWATER EXISTS AND THE PROPOSED USE WILL NOT HAVE AN ADVERSE EFFECT ON GROUNDWATER QUALITY;

H) THE PROPOSED SITE CAN BE SERVICED WITH ROADS, DRAINAGE, HYDRO, TELEPHONE, SCHOOL BUSSING, FIRE PROTECTION AND OTHER NECESSARY SERVICES WITHOUT UNDUE COST TO THE MUNICIPALITY.

2.4 IMPLEMENTATION

1. The areas to which the above policies apply are designated as "General Development Areas" on Maps 6, 7 and 8 being the Future Land Use Maps for Sidney, Bagot and Rossendale, respectively and also on lands designated as "Agriculture" on Map 2 -- Future Land Use Map.

3. HIGHWAY COMMERCIAL

3.1 FINDINGS

Existing highway commercial development in the District is generally located on the edge of the major urban centres of MacGregor and Austin off the old P.T.H. No. 1 highways. There is also a major service station located on the 4-lane TransCanada Highway just west of Austin.

Highway commercial uses provide an important service function to the motoring public; offering food, accommodation and gasoline and other vehicle needs. Often agro-commercial uses which require large sites also tend to locate in the same area.

Random highway commercial development in the vicinity of provincial highways and roads with its frequent access points can seriously undermine the highways' efficiency and safety and convenience for motorists. Commercial development of a type which would be more appropriate in the downtown areas of MacGregor and Austin if allowed to locate along the highway can weaken their function as the social, administrative and commercial centres of the District.

3.2 OBJECTIVES

1. To designate locations for the development of highway

commercial uses which would provide the required access and visibility to the highway while maintaining a high level of service and safety on the provincial highway system.

2. To provide for highway commercial development in a planned manner where conflicts with adjacent uses will be minimized.
3. To provide for highway commercial development in a manner which would complement rather than compete with uses in the central business districts in Village Centres.

3.3 POLICIES

1. NEW HIGHWAY COMMERCIAL DEVELOPMENT SHALL BE LOCATED IN AREAS DESIGNATED AS HIGHWAY COMMERCIAL. AGRO-COMMERCIAL USES WHICH WOULD NOT BE INCOMPATIBLE WITH HIGHWAY COMMERCIAL USES BY VIRTUE OF NOISE, SMELLS, OR HAZARDS TO PUBLIC SAFETY MAY ALSO BE LOCATED IN THE HIGHWAY COMMERCIAL DESIGNATION.

2. THE HIGHWAY COMMERCIAL AREA SHALL NOT CONTAIN INTENSIVE RETAIL, PERSONAL SERVICE OR OTHER SUCH USES THAT ARE MORE APPROPRIATELY LOCATED IN THE DOWNTOWN AREAS OF THE VILLAGE CENTRES OF MACGREGOR AND AUSTIN.

3. WHERE HIGHWAY COMMERCIAL USES ABUT RESIDENTIAL USES, BUFFERING SHALL BE ENCOURAGED TO REDUCE POTENTIAL LAND USE CONFLICTS.

4. THE DEVELOPMENT, REDEVELOPMENT AND MAINTENANCE OF PROPERTIES TO MAINTAIN ATTRACTIVE AND INVITING APPROACHES FOR MOTORISTS AND VISITORS TO MACGREGOR AND AUSTIN SHALL BE ENCOURAGED.

5. AREAS DESIGNATED FOR HIGHWAY COMMERCIAL DEVELOPMENT SHALL CONSIDER THE FOLLOWING CRITERIA:
   A) LOCATED WITHIN OR IN CLOSE PROXIMITY TO SETTLEMENT CENTRES OR WHERE HIGHWAY COMMERCIAL OR AGRO-COMMERCIAL USES CURRENTLY EXIST;
   B) SHALL BE LOCATED IN CLUSTERS ALONG THE HIGHWAY TRANSPORTATION SYSTEM RATHER THAN CREATE STRIP DEVELOPMENT;
   C) SHALL BE RESTRICTED TO ONE SIDE OF A HIGHWAY TO LIMIT CROSS-TRAFFIC ON HIGHWAY ARTERIES ALONG WITH SAFE AND CONVENIENT ACCESS;
   D) SHALL BE LOCATED IN AREAS WHERE CONFLICTS WITH ADJACENT USES CAN BE MINIMIZED.

3.4 IMPLEMENTATION

1. The areas to which the above policies apply are designated as "Highway Commercial" on Maps 4 and 5, being the Future Land Use Maps for MacGregor and Austin, respectively, and Map 2 -- Future Land Use Map.

4. RURAL INDUSTRIAL

4.1 FINDINGS

Industrial development in the rural areas of the District has not been widespread. Existing industries are typically those which require large land requirements or uses which by their nature would create nuisance or safety hazards if located in urban centres. A rural location also requires that these uses obtain on-site water and sewage disposal services.

It is recognized therefore that while industrial development is generally encouraged to locate in the District's Settlement Centres, there is a need to provide for some rural locations for industries which would not be appropriate in populated areas.

4.2 OBJECTIVES

1. To provide for industrial development outside the Villages of MacGregor and Austin and other rural settlement centres for industries requiring a more rural and open location.
2. To provide for the siting of rural industries in a planned manner where conflicts with adjacent uses and the highway transportation system may be minimized.
3. To limit development of incompatible uses in close proximity to designated rural industrial areas in order to minimize any potential conflicts with industrial operations and to protect future options for expansion.

4.3 POLICIES

1. INDUSTRIAL USES WHICH BY THEIR NATURE MAY CREATE HAZARDS TO PUBLIC SAFETY OR NUISANCE IF LOCATED IN POPULATED CENTRES OR WHICH BECAUSE OF LARGE LAND REQUIREMENTS WOULD BE MORE APPROPRIATELY LOCATED OUTSIDE OF URBAN CENTRES SHALL BE LOCATED IN DESIGNATED RURAL INDUSTRIAL AREAS.

2. INDUSTRIES WHICH HANDLE, PROCESS, STORE OR DISTRIBUTE HAZARDOUS MATERIALS AS DEFINED IN MANITOBA REGULATION 15/81 IN THE RURAL INDUSTRIAL AREA SHALL BE GOVERNED BY THE APPLICABLE PROVISIONS OF POLICY 9, SECTION 3 OF THE GENERAL DEVELOPMENT POLICIES.

3. INDUSTRIAL USES RELATING TO AND IN SUPPORT OF AGRICULTURE MAY ALSO BE PERMITTED AS CONDITIONAL USES IN THE AGRICULTURE DESIGNATION AS PROVIDED FOR IN POLICIES 11 AND 13, SECTION 1 OF THE RURAL LAND USE POLICIES.

4. DEVELOPMENT IN THE RURAL INDUSTRIAL AREA SHALL MEET THE FOLLOWING CRITERIA:
   A) PROPOSED SITES SHALL BE CLUSTERED RATHER THAN CREATE STRIP DEVELOPMENT;
   B) PROPOSED SITES SHALL BE RESTRICTED TO ONE SIDE OF A HIGHWAY TO LIMIT CROSS-TRAFFIC ON TRANSPORTATION ARTERIES;
   C) PROPOSED SITES SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE ON-SITE WATER AND SEWAGE DISPOSAL SYSTEMS AND TO PROVIDE ADEQUATE SEPARATION IN ORDER TO MINIMIZE HAZARDS SUCH AS FIRE;

D) THE LEVEL OF SERVICES REQUIRED CAN BE ECONOMICALLY PROVIDED AND SHOULD NOT IN ANY CASE EXCEED THE MUNICIPALITY'S ABILITY TO PROVIDE;

E) THE PROPOSED USE WILL NOT DETRIMENTALLY AFFECT THE WATER SUPPLY IN THE AREA FOR EXISTING USERS AND SHOULD WHERE LOCATED IN A GROUNDWATER POLLUTION HAZARD AREA, TAKE APPROPRIATE MEASURES TO PROTECT THE GROUNDWATER SUPPLIES.

5. NEW AREAS PROPOSED FOR REDESIGNATION TO RURAL INDUSTRIAL SHOULD CONSIDER THE FOLLOWING:

A) THE PROPOSED AREA SHALL BE LOCATED ON ONE SIDE OF A HIGHWAY WITH SAFE AND CONVENIENT ACCESS TO THE MAJOR TRANSPORTATION NETWORK;

B) THE PROPOSED AREA SHOULD BE LOCATED IN CLOSE PROXIMITY TO A MAJOR URBAN CENTRE BUT NOT WITHIN AN AREA REQUIRED FOR FUTURE URBAN EXPANSION;

C) THE PROPOSED AREA SHOULD NOT BE LOCATED WHERE CONFLICTS WITH NEARBY RESIDENTIAL, MAJOR RECREATION, AGRICULTURAL, RESOURCE OR HIGHWAY DEVELOPMENT MAY RESULT.

4.4 IMPLEMENTATION

1. The areas to which the above policies apply are designated as "Rural Industrial" on Map No. 2 -- Future Land Use Map.

5. OPEN SPACE

5.1 FINDINGS

The NOR-MAC Planning District as a whole, has a moderately low capability (i.e. Canada Land Inventory Class 5 and 6) for outdoor recreation. However, Jackson Lake located south of Sidney remains an exception. This lake is the most significant water based recreation area in the District. It is rated as Class 3 recreation lands. The Jackson Lake Valley is scenic in comparison to the surrounding flat and gently rolling topography in the District.

The lake is used extensively by local residents, church campers, and local schools for bathing, picnicking, boating, fishing, camping and for outdoor education. The shoreland on the north end of the lake has the potential for intensive recreation activities.

While the Spruce Woods Provincial Park, Riding Mountain National Park and the Lake Manitoba shoreline present alternative regional recreation opportunities, there is need to safeguard the recreational and scenic qualities of Jackson Lake for continued use now and for future generations.

5.2 OBJECTIVES

1. To recognize and conserve Jackson Lake as an important local recreation resource for continued use by existing and future residents.
2. To protect the lake and shorelands from adjacent uses and from overuse which may damage or deteriorate the integrity and usefulness of the recreation resource.
3. To provide for the continued use of Jackson Lake in a manner which would not endanger the lake as a source of potable water in the District.

5.3 POLICIES

1. THE DEVELOPMENT OF LAND DESIGNATED AS OPEN SPACE SHALL BE USED PRIMARILY FOR OUTDOOR RECREATION, OUTDOOR EDUCATION AND WATER MANAGEMENT PURPOSES. OTHER USES MAY BE PERMITTED PROVIDED THEY ARE COMPATIBLE WITH THE ABOVE USES.

2. THE USE AND DEVELOPMENT OF SHORELANDS AND WATER SHALL TAKE PLACE IN A MANNER WHICH WILL NOT ENDANGER THE WATER QUALITY OF THE LAKE FOR DOMESTIC WATER SUPPLY.

3. THE SUBDIVISION OF LAND DESIGNATED AS OPEN SPACE SHALL NOT BE PERMITTED.

4. ANY FUTURE RECREATIONAL DEVELOPMENT SHALL CONSIDER THE NEED TO PROTECT THE EROSION SUSCEPTIBLE SANDY SOILS ON STEEP SLOPES AND THE NEED TO MAINTAIN PUBLIC ACCESS TO JACKSON LAKE.

5. LAND USES WITHIN THE JACKSON LAKE VALLEY SHALL TAKE PLACE IN A MANNER SO AS NOT TO DEPLETE, DAMAGE OR DETERIORIATE THE QUALITY OF THE JACKSON LAKE RECREATION RESOURCE. IN PARTICULAR, VEGETATION AND TREE CLEARING SHALL BE CONTROLLED WITHIN THE JACKSON LAKE VALLEY.

5.4 IMPLEMENTATION

1. The areas to which the above policies apply are designated as "Open Space" on Map No. 2 -- Future Land Use Map.

6. CROWN LANDS

6.1 FINDINGS

Crown land is defined as all land under Order-in-Council designated as; Provincial Park, Provincial Forest, Ecological Reserve, Wildlife Management Area, and Community Pasture, plus all other land administered by the Department of Natural Resources and Department of Agriculture under "The Crown Lands Act". In addition, all water bodies, streams, rivers and

creeks are considered Crown lands except where original title has confirmed the lake bed or stream bed to an individual.

Of the Planning District's total acreage, Crown land comprises about 4,160 acres or 1.5% of the land base. The major commitment is to agricultural use via leases and permits; although some lands are utilized for water control and wildlife management purposes.

Crown land is exempt from "The Planning Act" and is instead governed by various Acts of the Legislature under the jurisdiction of the Province. The classifying to use of Crown land in the NOR-MAC District is the responsibility of the Crown Land Classification Committee (C.L.C.C.) which receives their direction from the Provincial Land Use Committee of Cabinet (P.L.U.C.). Local Councils and Planning District Boards have an opportunity to review and comment on Crown land use plans prior to final approval by P.L.U.C.

The final product is the Crown Land Classification Plan which designates future uses of Crown land. This Plan is or will be attached to the end of this NOR-MAC District Development Plan as an Appendix.

When Crown lands are sold to private ownership they will become subject to "The Planning Act", this Development Plan and the implementing Zoning By-Laws.

6.2 OBJECTIVES

1. To encourage the use of Crown land in a manner that would be compatible with the overall objectives of this Development Plan.
2. To maintain consultation and co-operation amongst area residents, the Planning District and the Provincial Government with respect to activities on Crown land.

6.3 POLICIES

1. THE USE OF CROWN LAND SHALL BE ENCOURAGED IN A MANNER THAT IS COMPLEMENTARY TO OTHER RURAL USES; IN PARTICULAR, AGRICULTURE, OPEN SPACE AND RECREATION USES. VEGETATION AND TREE CLEARING ON CROWN LAND SHALL BE DISCOURAGED IN THE JACKSON LAKE VALLEY.

2. COMPENSATION BY GRANTS-IN-LIEU OF TAXES FOR ANY CROWN LANDS USED OR LEASED BY THE PROVINCE SHALL BE ENCOURAGED.

3. THE MULTIPLE USE OF CROWN LAND SHALL BE ENCOURAGED.

4. ONGOING CONSULTATION BETWEEN THE DISTRICT BOARD, COUNCILS, THE PROVINCE AND USERS OF CROWN LAND AND LANDOWNERS AFFECTED BY CROWN LAND USE ACTIVITIES SHALL BE ENCOURAGED.

6.4 IMPLEMENTATION

1. Through communication and consultation, the District Board and Councils will strive to provide meaningful input into the Crown Land Planning process in order to ensure that development on Crown and private land will be compatible and complementary to the objectives and policies of this Plan.

RESOURCE MANAGEMENT POLICES

4

PART 4 RESOURCE MANAGEMENT POLICIES

1. HERITAGE RESOURCES

1.1 FINDINGS

The Heritage Resources Study of the NOR-MAC Planning District documented the cultural history of the District -- the events, people and places which have contributed much to the development of the area.

The study also identified 19 potential heritage sites of above average local historical significance. Of these, the MacGregor Union Church Site may also be of provincial significance. It is believed that the union congregations at MacGregor and Beaver in 1913 were the first Union Churches in Manitoba; being forerunners to the United Church of Canada. As such, the site may be recognized by the Historic Sites Advisory Board for possible identification and commemoration.

Further detailed study and field survey of the potential heritage sites by the Manitoba Historic Resources Branch will be conducted in the future. In the meantime, care should be taken to ensure that development does not endanger or demolish potentially significant heritage sites and structures.

1.2 OBJECTIVES

1. To identify and protect historical, architectural and archaeological sites and structures from uses or activities that would endanger them.
2. To preserve and develop the heritage resources of the District to provide residents with an awareness and appreciation for the local history of the area.

1.3 POLICIES

1. NO SUBDIVISION OR DEVELOPMENT SHALL BE APPROVED WHICH MAY ENDANGER ANY SITE OR STRUCTURE OF HERITAGE SIGNIFICANCE IN THOSE AREAS FORMALLY IDENTIFIED BY THE HISTORIC RESOURCES BRANCH AS:
   A) CRITICAL TO THE EXISTENCE OF KNOWN SIGNIFICANT CULTURAL AND HISTORIC SITES; AND
   B) AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL. THE AREAS IDENTIFIED SHALL BE LARGE ENOUGH TO EFFECTIVELY PROTECT THE SITE.

2. UNTIL SUCH TIME AS THE QUALITY OR VALUE OF POTENTIAL HERITAGE SITES IS DETERMINED, RESIDENTS SHOULD NOT BE MADE TO SUFFER UNREASONABLE DEVELOPMENT RESTRICTIONS ON THEIR PROPERTY. ACCORDINGLY, DEVELOPMENT APPLICATIONS IN AREAS IDENTIFIED BY THE HISTORIC RESOURCES BRANCH AS BEING OF

HIGH HERITAGE RESOURCE POTENTIAL MAY BE APPROVED BY AND SUBJECT TO ANY CONDITIONS OF THE DISTRICT BOARD AND COUNCILS, IN CONSULTATION WITH THE HISTORIC RESOURCES BRANCH.

3. AS A CONDITION FOR THE APPROVAL OF A SUBDIVISION, DEMOLITION PERMIT, OR THE ISSUANCE OF A DEVELOPMENT PERMIT, THE DISTRICT BOARD AND COUNCILS MAY REQUIRE THE APPLICANT TO SHOW THAT A HISTORICALLY, ARCHITECTURALLY, OR ARCHAEOLOGICALLY SIGNIFICANT SITE OR STRUCTURE IS NOT BEING ENDANGERED OR DEMOLISHED.

4. THE SALVAGE COSTS INCURRED AS A RESULT OF DEVELOPMENT WHICH ELIMINATES A CULTURAL OR HISTORIC SITE SHALL BE AT THE EXPENSE OF THE DEVELOPER AND SUCH WORK SHALL BE COMPLETED BEFORE THE COMMENCEMENT OF ANY PROPOSED SITE DEVELOPMENT.

5. THE DISTRICT BOARD AND COUNCILS SUPPORT THE RECOMMENDATION BY THE HISTORIC RESOURCES BRANCH FOR OFFICIAL RECOGNITION OF THE MACGREGOR UNION CHURCH SITE FOR IDENTIFICATION AS A PROVINCIALLY SIGNIFICANT HERITAGE SITE.

1.4 IMPLEMENTATION

1. For the purpose of applying the above policies, significant cultural and historic sites shall be identified by the Historic Resources Branch.
2. Potentially significant historical, architectural or archaeological sites or structures not as yet studied shall be, when identified, added to the Manitoba Provincial Archaeological Site Inventory, the Manitoba Provincial Historic Site Inventory or the Manitoba Provincial Early Building Survey, as the case may be.

2. AGGREGATE RESOURCES

2.1 FINDINGS

The total aggregate reserves within the District in 1981 was estimated to be 2,505,505 metric tonnes of low to medium quality sand and gravel. However, not all deposits are immediately accessible for use because of the nature of the existing land use or because the deposits are situated on land held under private ownership.

As more medium quality gravel sources are consumed, it may be necessary to import gravel from outside the District in future.

This will inevitably result in higher local construction costs. Consequently, there is a need to protect the limited aggregate resources for future use and to protect extractive operations from incompatible uses which may hinder the fullest possible exploitation of the mineral reserves.

Similarly there is a need to minimize the environmental impacts of sand and gravel operations on adjacent land uses and to provide after extraction, for the rehabilitation of the site which will render the land suitable for alternative uses.

2.2 OBJECTIVES

1. To protect valuable aggregate resources for future use in order to support local and provincial construction needs at a reasonable cost.
2. To protect surface mining operations from encroachment by conflicting land uses which may prevent the expansion of existing operations or the development of new operations.
3. To mitigate potential nuisance effects of extractive operations on agricultural activities and nearby residents during operation.
4. To ensure that the land is returned to a practical and productive use after the resource has been mined through site rehabilitation.

2.3 POLICIES

1. APPLICATIONS FOR A DEVELOPMENT PERMIT TO DEVELOP PRIVATE COMMERCIAL EXTRACTIVE OPERATIONS SHALL INCLUDE A SITE PLAN WHICH WILL SHOW IN DETAIL THE MANNER IN WHICH DEVELOPMENT WILL OCCUR AND THE INTENDED USE(S) OF THE SITE AFTER THE QUARRYING OF PARTS OR ALL OF THE SITE HAS BEEN COMPLETED.

2. THE USES THAT SHALL GENERALLY BE PERMITTED ON LANDS OVERLYING AGGREGATE RESOURCES TO BE PROTECTED FOR FUTURE USE SHALL BE THOSE THAT WILL PROVIDE ACCESS TO THE RESOURCE UNTIL SUCH TIME AS THE RESOURCE HAS BEEN EXTRACTED (E.G. GENERAL AGRICULTURE) OR UNTIL IT IS DETERMINED THAT IT IS NOT ECONOMICAL TO EXTRACT.

3. COUNCIL SHOULD CONSULT WITH THE DEPARTMENT OF ENERGY AND MINES PRIOR TO APPROVING A DEVELOPMENT PERMIT FOR ERECTION OF A PERMANENT STRUCTURE IN AN AGGREGATE RESOURCE AREA.

4. PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF NEW OR EXPANDING COMMERCIAL AGGREGATE OPERATIONS, THE REHABILITATION REQUIREMENTS FOR PITS AND QUARRIES IN MANITOBA REGULATION 226/76 SHALL BE CONSIDERED.

5. THE ZONING BY-LAW MAY CONTAIN SPECIFIC SITE REQUIREMENTS RESPECTING THE DEVELOPMENT OF COMMERCIAL AGGREGATE OPERATIONS, E.G. MINIMUM SETBACKS AND SCREENING.

2.4 IMPLEMENTATION

The areas to which the above policies apply are shown as "Aggregate Resources" on Map No. 3 -- Resource Management Policy Areas.

3. SOIL & FORESTRY RESOURCES

3.1 FINDINGS

The sandy nature of the Almasippi, Firdale and Stockton Loam soil types which comprise most of the soil resources in the District makes the soil particularly susceptible to wind and water erosion.

Erosion of the nutrient laden top soil can in the long term seriously undermine the potential for increased agricultural production and diversification. It can also result in higher costs of production for the farmer.

In addition, the top soil can collect in the drainage system causing possible flooding and increased maintenance costs to the Municipality for cleaning drains.

Vegetation and tree cover can significantly reduce soil erosion as well as help to conserve valuable wildlife habitat and maintain the natural appeal of the landscape.

3.2 OBJECTIVES

1. To conserve the vital soil resources from soil erosion in order to provide for the protection, continuance and advancement of the farming industry in the District.
2. To conserve existing tree and vegetation cover in the District and particularly, in areas susceptible to wind and water erosion and in areas identified as valuable for wildlife conservation and recreation.

3.3 POLICIES

1. LAND CLEARING IN THE DISTRICT SHOULD MEET THE FOLLOWING GUIDELINES:
   A) SHOULD BE ACCOMPANIED BY APPROPRIATE SOIL AND FORESTRY MANAGEMENT PRACTICES;
   B) SHOULD MAINTAIN A 90 METRE WIDE BUFFER OF NATURAL VEGETATION FROM THE EDGE OF STREAMS, CREEKS AND LAKES;
   C) SHOULD PRESERVE SHELTERBELTS WHEREVER POSSIBLE;
   D) SHOULD NOT TAKE PLACE ON SOILS WITH MARGINAL CAPABILITY FOR AGRICULTURE (CLASS 5 AND 6 C.L.I.), PARTICULARLY IN AREAS SUBJECT TO WIND AND WATER EROSION, E.G. SAND DUNES;
   E) IF NECESSARY IN AREAS IDENTIFIED AS IMPORTANT FOR WILDLIFE HABITAT, SHOULD MAINTAIN SOME TREED ACREAGE.
2. THE DISTRICT BOARD AND COUNCILS SHALL WORK CLOSELY WITH THE THE WHITEMUD RIVER CONSERVATION DISTRICT, THE DEPARTMENT OF NATURAL RESOURCES AND THE DEPARTMENT OF AGRICULTURE TO PROMOTE INCREASED PUBLIC AWARENESS OF THE NEED FOR SOIL AND FORESTRY CONSERVATION & OF PROGRESSIVE FARMING AND SOIL CONSERVATION PRACTICES.

3.4 IMPLEMENTATION

1. The areas to which the above policies apply are generally all lands outside of Settlement Centres in the District.
2. The Planning District shall support the various programs of the Whitemud River Conservation District and the Departments of Agriculture and Natural Resources.

4.GROUNDWATER RESOURCES

4.1 FINDINGS

Groundwater is the principal source of water supply for domestic and farm requirements in about two-thirds area of the District. Hence the overall concern is for groundwater resource management to assure adequate supply for existing and potential users. The Jackson Lake water supply provides water for Austin and MacGregor and users along Squirrel Creek.

In most of the District, the groundwater aquifers used for water supply are at or near ground surface or are overlain by permeable surface deposits which are susceptible to surface pollution. Consequently, groundwater pollution hazard exists in more than two-thirds of the District.

4.2 OBJECTIVES

1. To safeguard the health and safety of residents and other potable water consumers in the District.
2. To prevent pollution of the groundwater aquifers.
3. To assist in the management of the aquifers in a manner which would maintain groundwater withdrawal within acceptable limits in order that existing users would not be deprived of their water supply.

4.3 POLICIES

1. DEVELOPMENT OR ACTIVITIES THAT MAY CAUSE POLLUTION UNDER NORMAL OPERATING CONDITIONS OR BY ACCIDENT, E.G. LIVESTOCK OPERATIONS, LIQUID FUEL DEALERS, ETC., SHALL NOT BE PERMITTED IN THE GROUNDWATER POLLUTION HAZARD AREA UNLESS:
   A) IT CAN BE PROVEN BY ADEQUATE ENGINEERING OR HYDROGEOLOGICAL INVESTIGATION THAT THE PROPOSED ACTIVITY WILL NOT CAUSE POLLUTION OF THE GROUNDWATER SUPPLY, OR,
   B) APPROPRIATE PRECAUTIONARY MEASURES HAVE BEEN OR WILL BE TAKEN TO SUFFICIENTLY MITIGATE THE RISK OF ENDANGERING THE POTABILITY OF THE WATER SUPPLY.

2. THE ZONING BY-LAW MAY CONTAIN REQUIREMENTS FOR DEVELOPMENT IN THE GROUNDWATER POLLUTION HAZARD AREA.

3. INTENSIVE DEVELOPMENT (SUBDIVISIONS) AND HIGH CAPACITY WELLS SHOULD BE PERMITTED ONLY IN AREAS WHERE THEY WILL NOT CAUSE A REDUCTION IN WATER SUPPLY FOR EXISTING USERS. DEVELOPMENT PROPOSALS OF THIS TYPE SHALL BE REFERRED TO THE WATER RESOURCES BRANCH OF THE DEPARTMENT OF NATURAL RESOURCES FOR REVIEW.

4. WELLS SHOULD BE INSTALLED IN A MANNER THAT WOULD NOT HAVE A DETRIMENTAL EFFECT ON AQUIFERS.

5. THE DISPOSAL OF FARM-RELATED CHEMICAL CONTAINERS SHALL BE DIRECTED TO SPECIFIED SOLID WASTE DISPOSAL AREAS IN THE DISTRICT IN ORDER TO PROTECT THE GROUNDWATER SUPPLY AND TO AID IN RECYCLING CONTAINERS.

4.4 IMPLEMENTATION

1. Aquifer management and well construction in respect to the prevention of detrimental effects on aquifers is regulated by the Water Resources Branch, Department of Natural Resources under the provisions of "The Groundwater and Well Water Act", "The Water Rights Act", or Regulations thereto.
2. Aquifer pollution is implemented by the Environmental Control Branch, Department of Consumer and Corporate Affairs and Environment.

3. Land Use controls are administered by the District Board and Councils.
4. The areas to which the above policies apply are shown as "Groundwater Pollution Hazard Area" on Map 3 -- Resource Management Policy Areas.

5. FISHERIES & WILDLIFE RESOURCES

5.1 FINDINGS

The District encompasses only a few waters with fish populations significant to the local area and Province. Jackson Lake is the most notable as it supports both summer and winter fisheries. Other lakes and creeks serve as spawning or nursery areas which sustain the Whitemud River and Lake Manitoba fisheries as well as providing local angling opportunities.

Wooded areas in the south-western portion of the District provide quality summer and winter habitat for white-tailed deer, elk and upland game birds. However, as the land is put into more competing land uses, these habitat areas may be significantly reduced. Further competition and land clearing may eventually threaten the viability of the resident deer herd and game bird populations.

5.2 OBJECTIVES

1. To maintain and enhance existing fish stocks in the District by protecting existing fisheries habitats, spawning sites and nursery areas from environmental damage.
2. To ensure the survival of the wildlife population in the District by conserving significant wildlife habitat.
3. To maintain and enhance recreational, angling and hunting opportunities to meet existing and future demands.
4. To promote communication and co-operation between private landowners, the public, local governments, the District Board and the Department of Natural Resources so as to achieve a high standard of conservation practices.

5.3 POLICIES

1. FISHERIES HABITAT INCLUDING SPAWNING SITES AND NURSERY AREAS SHOULD BE PROTECTED.

2. DITCHING AND STREAM RE-CHANNELIZATION SHOULD NOT BE PERMITTED IN SPAWNING SITES AND NURSERY AREAS.

3. WHERE FLOOD PROTECTION OF PROPERTY IS REQUIRED, THE CONSTRUCTION OF DYKES AS OPPOSED TO CHANNEL DEEPENING OR STRAIGHTENING SHALL BE ENCOURAGED TO LIMIT SEDIMENTATION.

4. THE DEVELOPMENT OR MAINTENANCE OF A 90 METRE WIDE BUFFER STRIP OF NATURAL VEGETATION FROM THE ORDINARY HIGH WATER MARK SHALL BE ENCOURAGED ALONG SPAWNING STREAMS, CREEKS AND LAKES TO PREVENT EROSION, SILTATION AND TO REDUCE NUTRIENT INFLOW FROM AGRICULTURAL RUN-OFF.

5. ACTIVITIES THAT MAY DISCHARGE POLLUTANTS INTO DISTRICT LAKES, STREAMS AND CREEKS IDENTIFIED AS IMPORTANT FOR FISHERIES HABITAT SHALL BE RESTRICTED IN THEIR LOCATION AND SAFEGUARDS MAY BE REQUIRED TO MITIGATE THE RISK OF POLLUTION.

6. THE PRESERVATION OF SIGNIFICANT WILDLIFE HABITAT IN THEIR NATURAL STATE AND EDUCATION PROGRAMS FOR THE PROTECTION OF HABITAT AND RARE OR ENDANGERED WILDLIFE SPECIES SHALL BE ENCOURAGED.

7. THE CLEARING OF SIGNIFICANT WINTERING HABITAT SHALL BE DISCOURAGED IN THE DISTRICT.

8. WHERE TOPOGRAPHY AND SOILS CAPABILITY ARE APPROPRIATE FOR DEVELOPMENT, RURAL LAND USES SUCH AS AGRICULTURE SHOULD TAKE PLACE IN A MANNER WHICH MINIMIZES ANY LOSS OF VALUABLE HABITAT.

9. IN AREAS OF IMPORTANCE TO WILDLIFE, SUBDIVISION OF LAND SHOULD MAINTAIN THE PATTERN OF LARGE AGRICULTURAL HOLDINGS.

10. LANDOWNERS SHALL BE ENCOURAGED TO SEEK ADVICE AND ASSISTANCE FROM THE DEPARTMENT OF NATURAL RESOURCES WITH RESPECT TO HABITAT REMOVAL AND POSSIBLE CROP DAMAGE CAUSED BY WILDLIFE.

5.4 IMPLEMENTATION

1. By consultation between the District Board, Councils, Provincial Government Whitemud River Conservation District and residents with respect to available assistance and advice from the Department of Natural Resources.
2. The areas to which the above policies apply are shown as "Fisheries Habitat" and "Wildlife Habitat" on Map 3 -- Resource Management Policy Areas.

6. HAZARD LANDS

6.1 FINDINGS

General surface water concerns in the District are erosion in the upland and escarpment areas, flash flooding on the escarpment and spring flooding on the sub-escarpment and lowland areas. Flooding has occurred in the communities of MacGregor

and Austin in the past. Flood Risk Mapping is being prepared for the Village of MacGregor under the Canada-Manitoba Flood Damage Reduction Program.

Development or other unsuitable land uses in hazardous areas may lead to acceleration of environmental damages, interference with natural processes, public expenditures for remedial works or assistance, waste of resources and personal loss and hardship.

6.2 OBJECTIVES

1. To minimize personal hardship and inconvenience and adverse affects on public health and loss of life.
2. To minimize property damage and public expenditures for relief or protection in areas subject to flooding, water erosion, bank instability, landslide or subsidence.
3. To restrict activities which would accelerate or promote damages arising from causes such as erosion or bank instability.
4. To facilitate access to all waterways in order to carry out public work projects when required.
5. To maintain the natural capacity of the streams to convey flood flows.
6. To encourage the preservation of natural vegetation along the banks of waterways.

6.3 POLICIES

1. DEVELOPMENT IN AREAS WHICH, MAY BE SUBJECT TO HAZARDS SUCH AS FLOODING, EROSION OR BANK INSTABILITY SHALL GENERALLY BE LIMITED TO AGRICULTURAL CROPPING OR OPEN SPACE USES.

2. UNDER SPECIAL ECONOMIC OR SOCIAL CIRCUMSTANCES MORE INTENSIVE DEVELOPMENT MAY BE PERMITTED IF THE HAZARD IS ELIMINATED OR PROTECTED AGAINST. DEVELOPMENT IN THESE HAZARDOUS AREAS SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:

   A) IF THE LAND IS SUBJECT TO FLOODING ALL PERMANENT STRUCTURES SHALL BE LOCATED ON LAND WHICH HAS BEEN RAISED BY FILL TO AN ELEVATION AT LEAST 0.6 METRES ABOVE THE 100 YEAR FLOOD LEVEL;

   B) LAND WHICH MAY BE ERODED AWAY WITHIN A PERIOD OF 50 YEARS SHALL BE EXCLUDED FROM DEVELOPMENT UNLESS IT IS DEMONSTRATED THAT THE EROSION PROCESS HAS BEEN HALTED;

   C) DEVELOPMENT SHALL NOT BE PERMITTED ON LANDS SUBJECT TO BANK INSTABILITY, LANDSLIDES OR SUBSIDENCE;

   D) ALL STRUCTURES AND SERVICES SHALL BE PROTECTED AGAINST DAMAGE AND SHALL BE FUNCTIONAL UNDER HAZARD CONDITIONS.

3. NOTWITHSTANDING POLICY 2 OF THIS SECTION, DEVELOPMENT WILL NOT BE PERMITTED IF, AS A RESULT OF THE DEVELOPMENT THERE IS AN ADDED RISK TO LIFE OR SAFETY OR IF WATER FLOW VELOCITIES OR STAGES ARE ADVERSELY ALTERED, OBSTRUCTED OR INCREASED.

4. ACTIVITIES SUCH AS DUMPING, EXCAVATION, CLEARING, CULTIVATION, OR EXCESSIVE GRAZING WHICH WOULD ACCELERATE OR PROMOTE DANGEROUS EROSION OR BANK INSTABILITY WILL BE PROHIBITED.

5. IN AREAS WHERE THE SPECIFIC HAZARD HAS NOT BEEN DEFINED, PERMANENT STRUCTURES SHALL BE SET BACK FROM ALL WATERWAYS A DISTANCE OF AT LEAST 10 TIMES THE HEIGHT OF THE BANK ABOVE CHANNEL GRADE OR 60 METRES WHICHEVER IS GREATER UNLESS AN ENGINEERING INVESTIGATION SHOWS THAT THESE LIMITS MAY BE REDUCED.

6.4 IMPLEMENTATION

1. By supporting the policies and programs of the Whitemud River Conservation District regarding water and related resources within the Planning District.
2. Where flood risk mapping exists, areas subject to flood hazard shall be identified in the implementing Zoning By-Law.

VILLAGE / SETTLEMENT CENTRE POLICIES

5

PART 5 VILLAGE/SETTLEMENT CENTRE POLICIES

1. GENERAL SETTLEMENT STRATEGY

1.1 FINDINGS

In the NOR-MAC District, the Villages of MacGregor and Austin and the Settlement Centres of Sidney, Bagot and Rossendale have developed an historical relationship with the surrounding farm community; providing basic services and places for retirement.

These centres were founded on good agricultural land. While such growth and expansion is usually at the expense of the agricultural resource base in the District, it is recognized that urban expansion is necessary if communities are to grow.

Where this takes place, the fringe area of Settlement Centres may be the scene of growing farm and non-farm land use conflicts. Fragmentation of land, incompatible land uses, competition for land and an uncertain agricultural future may lead to serious problems for continued agricultural productivity in these areas. The efficiency and economy of future urban servicing may also be seriously compromised. Consequently, there is a need to develop a strategy for settlement which will provide guidance for the continued planned development of Settlement Centres.

1.2 OBJECTIVES

1. To provide for the orderly and planned conversion of farmland to urban uses in the fringe area of District centres that would provide for economical and efficient servicing while reducing conflicts between farm and non-farm uses.
2. To plan for continuing development of Settlement Centres so as to reduce uncertainty and speculation with respect to the form, direction and timing of development on the fringe of urban centres.
3. To clarify the roles of the various Villages and Settlement Centres in the District with respect to accommodating future community and economic development.

1.3 POLICIES

1. PROPOSED URBAN LAND USES SHALL STRENGTHEN EXISTING VILLAGE AND SETTLEMENT CENTRES IN THE DISTRICT RATHER THAN CREATE NEW COMPETING CENTRES.

2. THE VILLAGES OF MACGREGOR AND AUSTIN SHALL BE THE PRIORITY URBAN CENTRES IN THE DISTRICT. MAJOR URBAN LAND USES WILL BE ENCOURAGED TO LOCATE IN MACGREGOR OR AUSTIN IN ACCORDANCE WITH THE POLICIES CONTAINED IN SECTION 2, PART 5 OF THIS PLAN.

3. COMMERCIAL, INDUSTRIAL AND OTHER COMMUNITY USES MAY ALSO BE PERMITTED TO LOCATE IN SIDNEY, BAGOT AND ROSSENDALE TO MAINTAIN OR ENHANCE THEIR SERVICE CENTRE ROLE IN ACCORDANCE WITH THE POLICIES CONTAINED IN SECTION 3, PART 5 OF THIS PLAN.

4. LARGE LOT RURAL RESIDENTIAL DEVELOPMENT IN THE DISTRICT SHALL BE ENCOURAGED TO LOCATE IN THE SETTLEMENT CENTRES OF SIDNEY, BAGOT AND ROSSENDALE.

5. THE VILLAGES OF MACGREGOR AND AUSTIN WILL BE SERVICED WITH PIPED MUNICIPAL SEWER AND WATER SYSTEMS AS NOTED IN THE FUTURE LAND USE PLAN. SIDNEY, BAGOT AND ROSSENDALE WILL BE SERVICED PRIMARILY BY PRIVATE SEWER AND WATER SYSTEMS TO MAINTAIN THEIR RURAL CHARACTER.

6. MAJOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT WILL BE ENCOURAGED TO LOCATE IN MACGREGOR AND AUSTIN. COMMERCIAL AND INDUSTRIAL USES MAY BE PERMITTED IN SIDNEY, BAGOT AND ROSSENDALE PROVIDED THEY CAN BE ACCOMMODATED ON PRIVATE OR LOW PRESSURE PIPED SERVICES AND IN ACCORDANCE WITH THE OBJECTIVES AND POLICIES OF THIS PLAN.

7. WHERE FEASIBLE, THE GROWTH OF SETTLEMENT CENTRES SHALL BE CONCENTRATED ON THE SAME SIDE OF A HIGHWAY ON WHICH IT IS ALREADY LOCATED AND IN A MANNER WHICH MINIMIZES STRIP DEVELOPMENT.

8. THE DEVELOPMENT OF EXISTING VACANT LAND WITHIN THE SETTLEMENT CENTRES SHALL BE ENCOURAGED BEFORE EXPANSION OUTWARD ONTO AGRICULTURAL LAND.

9. WHERE THE GROWTH OF SETTLEMENT CENTRES REQUIRE EXPANSION ONTO ADJACENT FARMLAND, THE DEVELOPMENT OF THE CENTRE WILL NORMALLY HAVE PRIORITY OVER THE EXISTING USE OF THE LAND.

10. NEW OR EXPANDED MAJOR LIVESTOCK AND POULTRY OPERATIONS WILL BE LIMITED WITHIN A PROTECTIVE BUFFER AREA AROUND SETTLEMENT CENTRES AS PROVIDED FOR IN THE ZONING BY-LAW.

1.4 IMPLEMENTATION

1. These policies will be implemented in conjunction with the Village Development and Settlement Centre Development Policies of Sections 2 and 3 of Part 5 of this Plan.

2. VILLAGE DEVELOPMENT

According to the 1981 Canada Census, MacGregor had a population of 817. Austin's population was estimated to be 450 in 1981. The Villages have experienced modest growth and this trend is expected to continue within the 15 year planning period.

While both communities have some room for infill housing development within their existing built-up areas, the greatest potential for accommodating residential growth appears to be in opening new areas towards their southern boundaries.

Land use planning must also ensure that sufficient land is reserved for commercial, industrial and recreation development in locations which will minimize conflicts of land use. The existing land use pattern and the potential for servicing will thus become important factors in determining future land use.

A. RESIDENTIAL

A.1 OBJECTIVES

1. To designate land to meet the housing requirements of present and future residents of MacGregor and Austin.

2. To ensure that residential development takes place in an orderly fashion in order to create safe, functional and pleasant residential environments.
3. To ensure the economical and efficient provision of services in support of residential development.
4. To encourage a suitable mix of housing types in order to meet the varying requirements of the communities' residents.
5. To encourage the maintenance of the existing homes in order that they may continue to contribute to the communities' housing stock, to conserve energy resources and to promote safe and attractive residential areas.
6. To reserve agricultural land which may not initially be required for residential expansion within the planning period in an unfragmented state for future development.

A.2 POLICIES

1. RESIDENTIAL DEVELOPMENT SHALL BE PLANNED IN AN ORDERLY FASHION IN ORDER TO MINIMIZE CONFLICTS WITH ADJACENT USES AND TO MAXIMIZE THE EFFICIENCY OF MUNICIPAL AND PUBLIC SERVICES.

2. RESIDENTIAL DEVELOPMENT SHALL BE ENCOURAGED TO INFILL RESIDENTIAL AREAS ON EXISTING VACANT LOTS.

3. FUTURE RESIDENTIAL DEVELOPMENT IN THE VILLAGES SHALL BE PLANNED IN A MANNER TO PROVIDE ECONOMICAL AND EFFICIENT SERVICING OF MUNICIPAL AND PUBLIC SERVICES, E.G. SEWER, WATER, HYDRO, TELEPHONE, ETC.

4. RESIDENTIAL DEVELOPMENT IN AREAS DESIGNATED AS UNSERVICED SHALL BE SERVICED PRIMARILY WITH PRIVATE WATER AND SANITARY DISPOSAL SYSTEMS. THE ZONING BY-LAWS SHALL ESTABLISH A MINIMUM RESIDENTIAL LOT SIZE IN THESE AREAS TO ENABLE ADEQUATE SERVICING.

5. IN ORDER TO PREVENT PIECEMEAL FRAGMENTATION OF LAND AND TO ENSURE THAT DEVELOPMENTS ARE PROPERLY LOCATED AND PROVIDED FOR, AN OVERALL CONCEPT PLAN FOR NEW RESIDENTIAL AREAS SHALL BE PREPARED BEFORE SUBDIVISION IS PERMITTED. THE CONCEPT PLAN SHALL OUTLINE THE PLANNED NATURE OF THE STREET SYSTEM, LOT STRUCTURE AND LOCATION OF RELATED LAND USES IN THE RESIDENTIAL AREA.

6. NEIGHBOURHOOD PARKS, BUFFER AREAS, AND RECREATION FACILITIES, CHURCHES AND OTHER PLACES OF ASSEMBLY MAY BE PERMITTED IN RESIDENTIAL AREAS PROVIDED THAT THEY ARE DEVELOPED TO A SCALE AND IN HARMONY WITH THE CHARACTER AND FUNCTION OF THE RESIDENTIAL AREA.

7. THE DISTRICT BOARD AND COUNCILS SHALL ENCOURAGE INNOVATIVE AND ENERGY EFFICIENT SUBDIVISION DESIGNS, TREE PLANTING AND LANDSCAPING IN RESIDENTIAL AREAS TO ENHANCE THE RESIDENTIAL ENVIRONMENT.

8. WHERE THERE IS A POTENTIAL CONFLICT BETWEEN NEW RESIDENTIAL AREAS AND ADJACENT INCOMPATIBLE USES, APPROPRIATE BUFFERING IN THE FORM OF LANDSCAPING, FENCING AND/OR THE USE OF MINIMUM BUILDING SET-BACKS SHALL BE REQUIRED.

9. THE DISTRICT SHALL ENCOURAGE THE PROVISION OF A VARIETY OF HOUSING TYPES AND FORMS INCLUDING SINGLE-FAMILY DWELLINGS, MULTIPLE-FAMILY DWELLINGS, MOBILE HOMES, RENTAL HOUSING, RESIDENCES ORIENTED TO SENIOR CITIZENS, AND GROUP HOMES FOR THE HANDICAPPED AND SOCIALLY DISADVANTAGED.

10. RESIDENCES FOR THE HANDICAPPED AND SENIOR CITIZENS SHALL BE ENCOURAGED TO LOCATE IN AREAS WHICH WOULD PROVIDE CONVENIENT ACCESS TO COMMUNITY SERVICES, COMMERCE AND RECREATION.

11. HOUSEHOLD OCCUPATIONS HAVE THE POTENTIAL TO GENERATE NOISE, TRAFFIC, PARKING AND OUTDOOR STORAGE WHICH CAN DETRACT FROM RESIDENTIAL AREAS AND DECREASE PROPERTY VALUES. THE ZONING BY-LAW MAY LIMIT THE TYPE AND SIZE OF HOUSEHOLD OCCUPATIONS BY REGULATING THE NUMBER OF PERSONS ENGAGED IN THE OPERATION, OUTDOOR STORAGE, ADVERTISING AND PARKING REQUIREMENTS.

12. MOBILE HOMES SHALL BE REGARDED AS AN IMPORTANT HOUSING FORM. MOBILE HOME DEVELOPMENT MAY GENERALLY BE PERMITTED IN SOME BUT NOT NECESSARILY ALL RESIDENTIAL ZONING DISTRICTS AS PROVIDED FOR IN THE ZONING BY-LAW.

13. MOBILE HOME DEVELOPMENT SHALL BE INTEGRATED INTO THE RESIDENTIAL NEIGHBOURHOOD AND SHALL BE SERVICED AND DEVELOPED TO A SIMILAR STANDARD AS CONVENTIONAL SINGLE-FAMILY HOUSING.

14. TWO-FAMILY DWELLINGS MAY BE PERMITTED TO LOCATE IN THE SAME AREAS AS SINGLE-FAMILY DWELLINGS IN THE ZONING BY-LAW.

15. MULTIPLE-FAMILY DWELLINGS OF THREE OR MORE UNITS SHALL BE ZONED IN A SEPARATE ZONING DISTRICT. WHILE NO AREA HAS BEEN SPECIFICALLY DESIGNATED FOR THESE MULTIPLE-FAMILY DWELLINGS IN THIS PLAN, THEY WILL BE ENCOURAGED TO:
    A) LOCATE ON THE PERIPHERY OF SINGLE-FAMILY AREAS WHERE POSSIBLE AND WITH ACCESS TO OR NEAR AN ARTERIAL OR COLLECTOR STREET;
    B) LOCATE, WHERE POSSIBLE, CLOSE TO COMMUNITY FACILITIES, COMMERCIAL AREAS AND/OR PLACES OF EMPLOYMENT; AND
    C) INCORPORATE A BUFFER IN THE DESIGN OF THE DEVELOPMENT BETWEEN IT AND SINGLE-FAMILY USES.

16. COUNCIL SHALL ENCOURAGE THE MAINTENANCE AND REHABILITATION OF THE EXISTING HOUSING STOCK. GUIDELINES AND STANDARDS FOR SUCH PROGRAMS MAY BE BASED ON BY-LAWS GOVERNING MINIMUM STANDARDS OF OCCUPANCY AND MAINTENANCE.

17. THE LAND DESIGNATED AS RESIDENTIAL RESERVE SHALL BE RESERVED FOR FUTURE URBAN RESIDENTIAL DEVELOPMENT.

18. LAND IN THE RESIDENTIAL RESERVE DESIGNATION MAY BE ZONED FOR AGRICULTURAL OR OTHER COMPATIBLE USES PENDING DEVELOPMENT TO URBAN RESIDENTIAL USES.

A.3 IMPLEMENTATION

1. The land to which the above policies apply are designated as Residential, Unserviced Residential, and Residential Reserve on Maps 4 and 5, being the Future Land Use Maps for MacGregor and Austin, respectively.

B. COMMERCIAL

B.1 OBJECTIVES

1. To promote the development of a centralized and concentrated downtown commercial area in the Villages in order to improve convenience and to contribute to a positive community identity.
2. To strengthen the existing downtown commercial area of MacGregor and Austin in order to retain and expand its trading area and the range of goods and services provided.
3. To promote the development, maintenance and rehabilitation of commercial properties so as to enhance the visual appeal of the downtown and to maximize the potential for commercial growth.
4. To provide for the orderly long term conversion of adjacent residential and industrial uses where land may be required for commercial expansion.
5. To minimize conflicts between commercial uses and adjacent land uses.

B.2 POLICIES

1. THE DEVELOPMENT OF A BROAD RANGE OF COMMERCIAL USES WHICH WOULD ENHANCE THE VIABILITY OF THE DOWNTOWN COMMERCIAL AREA AND WHICH WOULD STRENGTHEN THE VILLAGES' ROLE AS PRIMARY SERVICE CENTRES SHALL BE ENCOURAGED.

2. USES WHICH SHALL BE ENCOURAGED TO LOCATE IN THE GENERAL COMMERCIAL DESIGNATION WOULD GENERALLY INCLUDE SUCH USES AS RETAIL STORES, PERSONAL SERVICE SHOPS, FINANCIAL INSTITUTIONS, RESTAURANTS, AUTOMOBILE SALES AND SERVICE STATIONS, MEDICAL, PROFESSIONAL AND ADMINISTRATIVE OFFICES, ENTERTAINMENT FACILITIES AND PUBLIC INSTITUTIONS OR FACILITIES.

3. COMMERCIAL USES WHICH HAVE THE POTENTIAL TO GENERATE HEAVY TRUCK TRAFFIC, OR WHICH MAY PRESENT A SAFETY HAZARD OR NUISANCE OR WHICH MAY HAVE LARGE LAND REQUIREMENTS SHALL GENERALLY BE ENCOURAGED TO LOCATE IN AREAS DESIGNATED AS HIGHWAY COMMERCIAL OR RURAL INDUSTRIAL.

4. DEVELOPMENT IN THE COMMERCIAL AREA SHALL OCCUR IN SUCH A MANNER AS TO MINIMIZE CONFLICTS WITH ADJACENT USES. WHERE SUCH COMMERCIAL USES ADJOIN LOW DENSITY RESIDENTIAL USES, ADEQUATE BUFFERS SHOULD BE PROVIDED.

5. COMMERCIAL DEVELOPMENT SHALL BE ENCOURAGED TO LOCATE ON VACANT LOTS WITHIN THE DESIGNATED AREA. WHERE SUCH DEVELOPMENT IS NOT FEASIBLE ON EXISTING VACANT COMMERCIAL LOTS, NEW COMMERCIAL DEVELOPMENT SHALL BE ENCOURAGED TO RE-DEVELOP LAND AND BUILDINGS WITHIN THE DESIGNATED AREA WHICH IS PRESENTLY DEVOTED TO NON-COMMERCIAL USES.

6. THE DEVELOPMENT, RE-DEVELOPMENT AND REHABILITATION OF COMMERCIAL PROPERTIES SHALL BE ENCOURAGED. PROGRAMS SHOULD BE INITIATED TO ENSURE ADEQUATE TRAFFIC FLOW AND PARKING, SAFE PEDESTRIAN ACCESS AND AN ATTRACTIVE APPEARANCE.

B.3 IMPLEMENTATION

1. The land to which the above policies apply are designated as Commercial on Maps 4 and 5, being the Future Land Use Maps for MacGregor and Austin, respectively.

C. INDUSTRIAL

C.1 OBJECTIVES

1. To recognize existing industrial development within the Villages and to protect such industries from the encroachment of incompatible land uses in order that current operations may continue.
2. To promote the development of new industries and to encourage the expansion and re-development of existing industries by ensuring that adequate land is reserved for future use.
3. To minimize existing and potential conflicts between adjacent incompatible land uses particularly where industry abuts residential uses.

4. To promote the development of a safe, efficient and attractive industrial area particularly as such industries are centrally located in the Villages.

C.2 POLICES

1. THE GROUPING OF INDUSTRIAL USES IN THE VILLAGES TO PROVIDE AN EFFICIENT AND COST EFFECTIVE PROGRAM OF STAGED ACCESS AND MUNICIPAL AND PUBLIC SERVICING SHALL BE ENCOURAGED.

2. INDUSTRIAL DEVELOPMENT WHERE IT ABUTS RESIDENTIAL USES SHALL BE SEPARATED BY BUFFER STRIPS WHERE FEASIBLE. TREE PLANTING AND SCREENING WILL ALSO BE ENCOURAGED.

3. THE DEVELOPMENT, RE-DEVELOPMENT AND MAINTENANCE OF LANDS AND BUILDINGS IN THE INDUSTRIAL AREA AND THE SCREENING OF OUTSIDE STORAGE AREAS WHERE THEY ABUT NON-INDUSTRIAL USES SHALL BE ENCOURAGED.

4. THE PREPARATION OF A CONCEPT PLAN FOR NEW INDUSTRIAL AREAS SHALL BE REQUIRED TO ESTABLISH THE OPTIMAL LAY-OUT OF THE STREETS, HIGHWAY ACCESS, LOT STRUCTURE AND SERVICING FOR THE AREA.

5. THE LAND DESIGNATED AS <u>INDUSTRIAL RESERVE</u> SHALL BE RE-SERVED FOR FUTURE INDUSTRIAL DEVELOPMENT.

6. LAND IN THE INDUSTRIAL RESERVE DESIGNATION MAY BE ZONED FOR GENERAL AGRICULTURAL OR OTHER NON-INTENSIVE USES PENDING DEVELOPMENT TO FUTURE INDUSTRIAL USES.

7. THE EXPANSION OF EXISTING INDUSTRIES WHICH MAY HANDLE, PROCESS, STORE OR DISTRIBUTE HAZARDOUS MATERIALS SHALL BE ALSO GOVERNED BY POLICY 9, SECTION 3 OF THE GENERAL DEVELOPMENT POLICIES. NEW INDUSTRIES HANDLING HAZARDOUS MATERIALS SHALL NOT BE PERMITTED IN THE INDUSTRIAL AREA WITHIN THE VILLAGES.

C.3 IMPLEMENTATION

1. The land to which the above policies apply is designated as Industrial and Industrial Reserve on Maps 4 and 5, being the Future Land Use Maps for MacGregor and Austin, respectively.

D. RECREATION & OPEN SPACE

D.1 OBJECTIVES

1. To ensure the availability of land for recreation to meet the existing and future needs of the community in appropriate locations.

2. To conserve lands for open space uses which are unsuitable for intensive urban development and/or which may contribute to the enhancement of the scenic or amenity value of the Villages.
3. To provide open space buffers to separate and protect incompatible land uses from undesirable effects.

D.2 POLICES

1. AREAS DESIGNATED FOR RECREATION AND OPEN SPACE MAY INCLUDE:
   A) AREAS WHERE MAJOR RECREATION USES OR FACILITIES ARE OR MAY BE LOCATED;
   B) AREAS WHICH BECAUSE OF FLOOD RISK, POOR SOIL OR DRAINAGE OR OTHER SITE CHARACTERISTICS WHICH MAKE THE SITE GENERALLY UNSUITABLE FOR DEVELOPMENT;
   C) AREAS WHICH IF LEFT IN THEIR NATURAL STATE WOULD CONTRIBUTE TO THE AESTHETIC OR AMENITY VALUE OF THE VILLAGES;
   D) AREAS WHICH WOULD PROVIDE A BUFFER BETWEEN INCOMPATIBLE LAND USES.

2. THE USE OF SCHOOL GROUNDS AND FACILITIES FOR COMMUNITY RECREATION PURPOSES IN CO-OPERATION WITH THE LOCAL SCHOOL DIVISION SHALL BE ENCOURAGED.

3. RECREATION FACILITIES AND AREAS SUCH AS PARKETTES, TOT LOTS OR OPEN SPACE AMENITY AREAS WHICH ARE ORIENTED TO A RESIDENTIAL NEIGHBOURHOOD MAY BE PERMITTED IN THE RESIDENTIAL DESIGNATION.

4. RECREATION FACILITIES AND AREAS ORIENTED TO A NEW RESIDENTIAL AREA SHALL BE PLANNED IN CONJUNCTION WITH THE RESIDENTIAL AREA CONCEPT PLAN.

5. THE DEVELOPMENT OF PUBLIC AND PRIVATE OPEN SPACE BUFFERS BETWEEN NON-COMPATIBLE USES OF LAND IN ALL FUTURE DEVELOPMENTS SHALL BE ENCOURAGED. IN EXISTING AREAS, SUCH BUFFERS WILL BE ENCOURAGED WHERE IT IS FEASIBLE AND DESIRABLE.

6. LAND FOR NEIGHBOURHOOD RECREATION AND OPEN SPACE USES MAY BE REQUIRED AS PUBLIC DEDICATION AS PROVIDED FOR IN SECTION 74(1) OF THE PLANNING ACT AS A CONDITION OF SUB-DIVISION APPROVAL.

7. WHERE THE DEDICATION OF LAND FOR RECREATION AND OPEN SPACE USES WOULD SERVE NO USEFUL PURPOSE, A CASH PAYMENT IN LIEU OF SUCH DEDICATION AS PROVIDED FOR IN SECTION 75(1) OF THE PLANNING ACT MAY BE REQUIRED. THESE FUNDS SHALL BE USED TO ACQUIRE LAND FOR PUBLIC RECREATION OR OPEN SPACE BUFFER PURPOSES IN THE VILLAGES.

D.3 IMPLEMENTATION

1. The land to which the above policies apply is designated as Recreation and Open Space on Maps 4 and 5, being the Future Land Use Maps for MacGregor and Austin, respectively.

3. SETTLEMENT CENTRE DEVELOPMENT

3.1 FINDINGS

There are three settlement centres in the Planning District. There are an estimated 135 residents in Sidney, while Bagot and Rossendale have an estimated population of between 30 to 50 people each. Each settlement centre provides important basic services to their broader farm communities.

Relatively stable growth has been experienced in all three settlement centres and this trend is expected to continue within the 15 year planning period. There is, however, a need to establish some basic guidelines for settlement centre development. This would ensure that future development takes place in a planned manner to meet the following objectives.

3.2 OBJECTIVES

1. To define an area for future community development in order to strengthen the service centre role and viability of the communities.
2. To develop a reasonably compact settlement pattern to enhance the identity of the settlement centres and to minimize potential conflicts with surrounding farm activity.

3. To maintain the rural character or social fabric of the settlement centre.
4. To ensure economy and efficiency of private servicing systems in a manner which will not deprive existing users of water or create environmental pollution.
5. To maintain flexibility for future development of the settlement centres through the adoption of basic guidelines for all community land uses.

3.3 POLICIES

1. FURTHER DEVELOPMENTS WILL BE PERMITTED SUBJECT TO PRIVATE ON-SITE OR COMMUNAL SERVICING SYSTEMS IN SIDNEY, BAGOT AND ROSSENDALE.

2. DEVELOPMENT SHOULD TAKE PLACE WITHIN OR IN CLOSE PROXIMITY TO THE AREA DESIGNATED AS GENERAL DEVELOPMENT AREA. COMMERCIAL DEVELOPMENT AND COMMUNITY FACILITIES WHICH WOULD CONTRIBUTE TO THE DEVELOPMENT OF A TOWN CENTRE ARE ENCOURAGED TO LOCATE WITHIN OR IN CLOSE PROXIMITY TO THE AREA DESIGNATED AS TOWN CENTRE AREA.

3. STRIP DEVELOPMENT ALONG HIGHWAYS AND ROADS SHALL BE DISCOURAGED. WHERE THERE ARE OPPORTUNITIES FOR INFILL DEVELOPMENT, GROWTH WILL BE ENCOURAGED TO DEVELOP ON INTERNAL SUBDIVISION ROADS TO CREATE SAFER RESIDENTIAL ENVIRONMENTS.

4. LOTS WITHIN SIDNEY, BAGOT AND ROSSENDALE SHOULD BE SIZED TO PROVIDE SUFFICIENT AREAS FOR ECONOMICAL WATER AND PRIVATE SANITARY DISPOSAL SYSTEMS, BUT OF A SIZE WHICH WILL NOT BE WASTEFUL OF FARMLAND.

5. SETTLEMENT CENTRE GROWTH IS DISCOURAGED IN THE DIRECTION OF EXISTING LIVESTOCK OR POULTRY PRODUCTION OPERATIONS NEAR THE SETTLEMENT CENTRES.

6. LAND WITHIN THE General Development Area MAY BE ZONED FOR GENERAL AGRICULTURAL OR OTHER NON-INTENSIVE USES PENDING DEVELOPMENT TO FUTURE COMMUNITY USES.

3.4 IMPLEMENTATION

1. The lands to which the above policies apply are designated as General Development Area and Town Centre Area on Maps 6, 7 and 8, being the Future Land Use Maps for Sidney, Bagot and Rossendale, respectively.

MUNICIPAL SERVICES AND TRANSPORTATION POLICIES

6

PART 6 MUNICIPAL SERVICES & TRANSPORTATION POLICIES

1. MUNICIPAL SERVICES

1.1 FINDINGS

Rural and urban development is dependent upon a variety of essential municipal services. The installation, development and maintenance of such services as water supply, sewage disposal, solid waste disposal, storm drainage and roads requires planning and co-ordination to provide economy and efficiency.

Engineering analysis of the municipal services in the Villages of MacGregor and Austin has been done. Recommendations for service infrastructure improvements is included as an Appendix to this Development Plan.

Policies respecting the provision of essential municipal services will achieve the following objectives.

1.2 OBJECTIVES

1. To provide and maintain essential municipal services in order to meet the needs of the community.

2. To provide economical and efficient municipal services in order to optimize the expenditure of public funds and to minimize property taxes.
3. To provide for the disposal and management of solid wastes in a manner which is economically, environmentally and aesthetically acceptable.

1.3 POLICIES

1. THE DISTRICT SHALL SUPPORT THE EFFORTS OF THE PROVINCIAL ENVIRONMENTAL AUTHORITIES TO ENSURE THE PROPER INSTALLATION, OPERATION AND MAINTENANCE OF PRIVATE WATER AND SEWAGE DISPOSAL SYSTEMS WITHIN THE DISTRICT IN ORDER TO PROTECT THE HEALTH OF RESIDENTS AND TO PREVENT ENVIRONMENTAL POLLUTION.

2. THE PROVINCIAL ENVIRONMENTAL AUTHORITIES SHALL BE CONSULTED IN RESPECT OF THE DEVELOPMENT OF NEW SOLID WASTE DISPOSAL SITES OR THE ABANDONMENT OF OLD DISPOSAL SITES TO ENSURE PROPER SITE SELECTION AND EFFECTIVE REHABILITATION OF THE SITE.

3. A BUFFER AREA SHALL BE ESTABLISHED AROUND SEWAGE TREATMENT FACILITIES AND SANITARY LANDFILL SITES WHEREIN NON-COMPATIBLE LAND USES SUCH AS RESIDENTIAL WILL NOT BE PERMITTED.

4. ROADS, SANITARY SEWER, STORM DRAINAGE AND WATER SERVICES SHALL BE PROVIDED IN THE MOST ECONOMIC AND EFFICIENT MANNER.

5. CONTINUED INTER-MUNICIPAL CO-OPERATION IN THE PROVISION OF MAJOR MUNICIPAL SERVICES BETWEEN THE R.M. OF NORTH NORFOLK AND THE VILLAGE OF MACGREGOR SHALL BE ENCOURAGED.

6. FUTURE EXTENSION OF MUNICIPAL WATER AND SEWER SERVICES BEYOND THE LIMITS OF MACGREGOR OR AUSTIN SHALL BE CONSIDERED IN CONJUNCTION WITH THE NEED TO RE-EVALUATE MUNICIPAL OR LOCAL IMPROVEMENT DISTRICT BOUNDARIES.

7. DEVELOPMENT OF LAND SHOULD NOT TAKE PLACE WHEN THE PROPOSED DEVELOPMENT WOULD BE BEYOND THE CAPACITY OF THE MUNICIPAL SERVICES TO SUPPORT.

8. IT WILL BE A REQUIREMENT TO INSTALL ADEQUATELY SIZED AND GRADED WATERMAINS AND SANITARY SEWERS TO ACCOMMODATE SERVICING DEMANDS IN FUTURE DEVELOPMENT AREAS.

9. MUNICIPAL SERVICE IMPROVEMENTS SHALL BE CONSIDERED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN APPENDIX "A" TO THIS PLAN. AT THE COUNCILS' DISCRETION, SUCH IMPROVEMENTS MAY BE INCLUDED IN THE MUNICIPAL 5-YEAR CAPITAL EXPENDITURE PROGRAM.

1.4 IMPLEMENTATION

These policies shall be implemented by means of zoning by-laws, conditions of subdivision approval, the issuance of development permits, development agreements and such programs as are determined from time to time by the District Board or Councils to be necessary.

2. TRANSPORTATION

2.1 FINDINGS

The major component of the District's transportation system includes the provincial highway network, municipal roads, airstrips, rail and transmission facilities. The efficient flow of services, commodities and people by a variety of means has always been a basic requirement in the orderly development of an area.

Haphazard development and frequent access points along Provincial Trunk Highway Nos. 1 and 34 and the other Provincial Roads in the District can seriously undermine the highways' efficiency and safety for motorists. Policies respecting the use and development of lands in the vicinity of highways can minimize highway traffic hazards, highway improvement and maintenance costs and can assist in maintaining visual quality along transportation routes.

Land use planning can also help to maintain safety, efficiency and convenience of local municipal streets and roads at the most economical cost.

The C.P.R. main line runs through the District Centres of MacGregor, Austin, Sidney and Bagot. With the prospect of increased train traffic in the 1980's, future development in the vicinity of rail lines should be located to minimize potential hazards and designed to minimize objectionable views and railway noise.

In the interest of public safety and to protect the major capital investment in gas and hydro transmission facilities in the District, policies should also be adopted to guide the use of land adjacent to major utility corridors.

2.2 OBJECTIVES

1. To facilitate the efficient and safe operation of the road, rail and air transportation systems in the District.
2. To avoid the creation of land use conflicts or hazardous situations between the various transportation systems and adjacent developments.
3. To maintain security of supply and to protect the capital investment in major utility transmission facilities in the District from unnecessary encroachment of incompatible uses.

4. To encourage continued co-operation between the various jurisdictions affecting transportation and utilities, the District, and the public for their mutual benefit in respect of the development, expansion and operation of transportation and transmission facilities.

2.3 POLICES

1. IN AREAS WHERE RESIDENTIAL (INCLUDING RURAL NON-FARM AND SEASONAL TYPES), COMMERCIAL OR INDUSTRIAL USES ARE TO BE ALLOWED IN CLOSE PROXIMITY TO A PROVINCIAL HIGHWAY, THE FOLLOWING DEVELOPMENT CRITERIA SHOULD BE OBSERVED:
   A) STRIP DEVELOPMENT ALONG THE HIGHWAY, WHEREBY DIRECT CONNECTIONS TO THE HIGHWAY ARE CONTINUOUSLY RELIED UPON FOR PROVIDING ACCESS TO ABUTTING PROPERTIES, SHALL NOT BE PERMITTED;
   B) THE KIND OF DEVELOPMENT THAT WOULD GENERATE TRAFFIC IN AN AMOUNT OR OF A TYPE THAT WOULD UNDULY IMPAIR THE PRESENT AND POTENTIAL CAPABILITY OF THE ADJOINING HIGHWAY TO CARRY TRAFFIC SAFELY AND EFFICIENTLY, SHALL NOT BE PERMITTED UNLESS ADEQUATE MEASURES ARE UNDERTAKEN TO REMEDY THE PROBLEM;
   C) THE LOCAL ROAD OR STREET NETWORK ASSOCIATED WITH ANY TYPE OF PROPOSED DEVELOPMENT SHALL BE DESIGNED TO BE IN ACCORD WITH BOTH THE EXISTING AND PLANNED ROAD AND STREET SYSTEM OF THE NEIGHBOURING AREAS;

D) WHERE REQUIRED, ACCESS PERMITS AND PERMITS FOR THE PLACEMENT OR RE-DEVELOPMENT OF ANY STRUCTURE AND PLANTING ON LAND ADJACENT TO A HIGHWAY RIGHT-OF-WAY SHALL BE OBTAINED FROM THE APPROPRIATE TRAFFIC AUTHORITIES.

2. BECAUSE OF ITS SIGNIFICANCE, PROVINCIAL TRUNK HIGHWAY NO. 1 (THE TRANS-CANADA HIGHWAY) HAS BEEN IDENTIFIED AS A MAJOR PROVINCIAL HIGHWAY. IN ORDER TO PROTECT THE EFFICIENCY AND SAFETY OF THIS HIGHWAY, COMMERCIAL, INDUSTRIAL AND RESIDENTIAL DEVELOPMENT (EXCLUDING FARMSTEAD SUBDIVISIONS) WILL NOT GENERALLY BE ALLOWED WITHIN 1000 FEET FROM THE CENTERLINE OF THIS HIGHWAY OR WITHIN ½ MILE FROM THE CENTERLINE INTERSECTION OF THIS HIGHWAY AND ANY OTHER PROVINCIAL HIGHWAY. EXCEPTIONS TO THESE PROVISIONS WILL BE CONSIDERED FOR AREAS LOCATED INSIDE URBAN CENTERS AND WHERE ADJACENT DEVELOPMENT HAS ALREADY OCCURRED TO THE EXTENT THAT ADEQUATE SETBACK CONTROLS CANNOT BE FULLY APPLIED.

3. HIGHWAY COMMERCIAL USES WHICH PROVIDE ESSENTIAL SERVICES TO HIGHWAY USERS AND INDUSTRIAL DEVELOPMENT WILL BE PERMITTED AT DESIGNATED LOCATIONS. NORMALLY, THESE WILL BE LOCATED IN THE IMMEDIATE VICINITY OF EXISTING SIMILAR DEVELOPMENTS AND/OR IN THE IMMEDIATE VICINITY OF AN EXISTING URBAN CENTRE AND PREFERABLY LOCATED MAINLY ON THE BUILT-UP SIDE OF THE ADJOINING HIGHWAY.

4. AGRO-COMMERCIAL OR AGRO-INDUSTRIAL DEVELOPMENT MAY BE SITUATED ALONG THE PROVINCIAL HIGHWAY AND ROAD SYSTEM IN DESIGNATED LOCATIONS. HOWEVER, PUBLIC ACCESS TO THE DEVELOPMENT SHOULD, WHEREVER POSSIBLE, BE FROM A MUNICIPAL ROAD RATHER THAN DIRECTLY ONTO A PROVINCIAL HIGHWAY OR ROAD.

5. INDUSTRIES AND FACILITIES WHICH MAY HANDLE, PROCESS OR DISTRIBUTE HAZARDOUS MATERIALS SUCH AS ANHYDROUS AMMONIA FACILITIES SHOULD BE LOCATED A SAFE DISTANCE FROM ALL ROADS.

6. IN DEVELOPING LANDS ADJOINING HIGHWAYS, FRONTAGE ROADS MAY BE DEVELOPED IN CONSULTATION WITH THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION. HOWEVER, PREFERENCE WILL BE GIVEN TO THE DESIGN OF INTERNAL ROAD SYSTEMS AS OPPOSED TO FRONTAGE ROADS.

7. OVERALL STORM DRAINAGE PLANS FOR UNDEVELOPED AREAS SHOULD BE CONSIDERED PRIOR TO DEVELOPMENT. WHERE DEVELOPMENT MAY INCREASE STORM FLOWS INTO THE PROVINCIAL HIGHWAY SYSTEM, THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION SHOULD BE CONSULTED.

8. VEHICULAR PARKING MAY BE PROVIDED IN AN AMOUNT ADEQUATE TO SERVE THE LAND USE PROPOSED AS PROVIDED FOR IN THE ZONING BY-LAW.

9. THE DESIGN, CONSTRUCTION AND UP-GRADING OF THE MUNICIPAL ROAD NETWORK SHOULD WHERE FEASIBLE, PRESERVE EXISTING TREES FOR THEIR AMENITY VALUE.

10. MINIMUM BUILDING SET-BACKS FROM MUNICIPAL STREETS AND ROADS MAY BE ESTABLISHED IN THE ZONING BY-LAWS.

11. LAND AT THE EASTERN END OF MAPLE STREET IN MACGREGOR SHOULD BE ACQUIRED TO PROVIDE SUFFICIENT STREET WIDTH FOR FUTURE EXTENSION OF MAPLE STREET.

12. IMPROVEMENTS TO THE EASTERN ACCESS ROUTE INTO THE VILLAGE OF AUSTIN SHOULD BE MADE TO PROVIDE AN ALTERNATIVE SAFE AND CONVENIENT ACCESS.

13. WHERE A RAILWAY BISECTS A SETTLEMENT CENTRE, FUTURE DEVELOPMENT SHOULD BE PLANNED TO CONCENTRATE RESIDENTIAL DEVELOPMENT ON ONE SIDE OF THE RAIL LINE, WHEREVER POSSIBLE.

14. BUILDING SET-BACKS FROM RAIL LINES FOR FUTURE RESIDENTIAL DEVELOPMENT SHOULD BE ESTABLISHED IN THE ZONING BY-LAW TO REDUCE CONFLICTS RESULTING FROM RAILWAY NOISE, VIBRATIONS, FUMES AND HAZARDS TO SAFETY. PROVISION MAY ALSO BE MADE FOR LANDSCAPING OR SCREENING TO MAINTAIN THE VISUAL AMENITY OF THE RESIDENTIAL NEIGHBOURHOOD.

15. PRIVATE AIRCRAFT LANDING FACILITIES SHOULD BE PLANNED WITH DUE REGARD FOR PUBLIC SAFETY. ENCROACHMENT FROM CONFLICTING LAND USES SHOULD BE AVOIDED.

16. INCOMPATIBLE LAND USES WHICH MAY RESULT IN SAFETY HAZARDS OR POTENTIAL LAND USE CONFLICTS SHOULD NOT BE PERMITTED IN CLOSE PROXIMITY TO MAJOR TRANSMISSION CORRIDORS. ADEQUATE BUILDING SET-BACKS FROM UTILITY TRANSMISSION FACILITIES SUCH AS NATURAL GAS, OIL AND ELECTRICAL RIGHTS-OF-WAY MAY BE ESTABLISHED IN THE ZONING BY-LAW.

17. CHANGES IN PLANNING POLICIES, DEVELOPMENT PROPOSALS AND APPLICATIONS FOR SUBDIVISION SHOULD BE CIRCULATED TO THE APPROPRIATE UTILITY AGENCY IF THE LAND AFFECTED IS ADJACENT TO A MAJOR TRANSMISSION FACILITY.

18. UTILITY AGENCIES AND THE PUBLIC WILL BE ENCOURAGED TO MINIMIZE CONFLICTS WITH EXISTING USES IN THE PLANNING, DEVELOPMENT OR EXPANSION OF MAJOR UTILITY AND TRANSPORTATION CORRIDORS.

2.4 IMPLEMENTATION

These municipal services and transportation policies shall be implemented by means of zoning by-laws, conditions of subdivision approval, the issuance of development permits, development agreements and such programs as are determined from time to time by the District Board or Councils to be necessary.

IMPLEMENTATION

7

PART 7 IMPLEMENTATION

1. GENERAL

The objectives and policies of this Development Plan shall be implemented by the zoning by-laws, conditions of subdivision approval, development agreements, the issuance of development permits and such programs, as determined from time to time by the District Board and Councils, to be necessary to implement the provisions of this Plan and as described in more detail herein.

2. REVIEW & AMENDMENT

The Development Plan ensures a uniform and continuing policy in making day-to-day land use decisions. It should not, however, commit the District to an inflexible development policy. If new trends or unforeseen needs arise, the Development Plan may be amended to meet these changes.

In the event that some of the objectives and policies established by the Development Plan become irrelevant or unrealistic, the Planning District Board shall review the Plan periodically and consider recommendations regarding desirable amendments. At minimum, the Plan shall be reviewed and amended, if necessary, on a five year basis.

Where developments may be proposed which do not conform to the development policies set out in this Development Plan an amendment will be required in accordance with Sections 30 to 34 inclusive of The Planning Act.

To assist in the implementation of the goals and objectives, policies and programs of this Development Plan, the Planning District Board and Councils may use various other planning tools.

3. CONCEPT PLANS

The Planning District Board and Councils require the preparation of an area concept plan prior to the subdivision and development of new areas for urban development. In contrast to this Development Plan which is intended to provide a broad concept of land use development through the establishment of general development objectives and policies, a concept plan is detailed in nature. The nature and scope of the concept plan shall be prepared within the framework of the overall objectives and policies of this Development Plan.

It may for example, detail exactly where and how future development will take place. The desired subdivision lot structure, street lay-out and the location of other related ancillary land uses may also be determined.

Where the area concept plan is prepared in general conformity to the land use objectives, policies and general intent of this Plan, no formal Development Plan amendment will be required.

4. ZONING BY-LAWS

Within a six month period or such further period as the Minister may prescribe after the passage of the Development Plan, the Council of each Municipality comprising the Planning District shall adopt a Zoning By-Law to carry out the intent of this Development Plan.

A Zoning By-Law is often at the heart of measures to control land uses. It establishes various land use districts, determines both permitted uses and conditional uses, and prescribes relevant standards and requirements that are applicable in each land use district. Generally, zoning shall be based upon existing uses and in conformity with this Plan.

In addition, the Development Plan is used as a guide in preparing or amending the Zoning By-Law. For example, in studying an application for re-zoning, Council shall base its decisions on the objectives, the policies, and the land use proposals laid down in the Development Plan.

5. SUBDIVISION APPROVAL

The intent of the Plan shall also be carried out by means of the subdivision approval process as provided for in Part VI of The Planning Act and the Subdivision Regulations of the Province of Manitoba.

The Planning District Board may make recommendations to the Councils on subdivision applications based upon the provisions of the Development Plan and Zoning By-Laws.

The Councils shall in exercising its authority provided by Section 62(1)(b) of The Planning Act, approve a subdivision application only when the intent of the objectives and policies of this Development Plan and the requirements of the Zoning By-Law and any other relevant by-law are met.

Once the Development Plan is adopted, final approval of subdivision may be transferred from the Province to the Planning District Board by the Minister of Municipal Affairs.

6. BUILDING BY-LAWS

The Manitoba Building Code adopted under The Building and Mobile Homes Act sets the minimum provisions or standards which new and renovated buildings must meet in order to protect the safety of the public with regards to adequate fire provisions and health requirements.

In implementing the objectives and policies of this Development Plan, the Planning District Board shall be responsible for the administration and enforcement of the Manitoba Building Code through administration of the Municipal Building By-Laws and by issuing development permits.

7. PUBLIC WORKS

The capital works program and public improvements of each Municipality comprising the District in general should conform to the policies set out in this Development Plan. This is an important implementation tool since a Municipality may influence the rate and direction of growth through the provision of municipal services to land.

Section 35 of The Planning Act and Section 196(2) of The Municipal Act provides that a municipality may acquire or dispose of land for the purpose of implementing any feature of a Development Plan.

This would enable the member Municipalities to secure land for the implementation of the Development Plan if this was considered to be necessary.

8. CAPITAL EXPENDITURE PROGRAM

The Councils should consult the Development Plan when revising the annual 5-Year Capital Expenditure Program which is prepared in accordance with Section 561 of The Municipal Act.

A copy of the Capital Expenditure Program for each Municipality is attached in accordance with the requirements of The Planning Act.

9. DEVELOPMENT PHASING

A program of development phasing should be implemented whereby land held in reserve for urban development shall be developed in stages. This would ensure the wise use of financial resources, and would serve to recapture the existing investment in the provision of municipal services.

10. DEVELOPMENT AGREEMENTS

Where required, a development agreement between a municipality and developer may be entered into regarding the level, standards and workmanship of services and utilities to be provided, the dedication of land for public purposes, the phasing of development and the developer's financial commitments to the proposed development as provided for by Sections 48 and 63 of The Planning Act.

TABLE 1

FORM No. 470-3344 — CAPITAL EXPENDITURE PROGRAM

R.M. of North Norfolk
(Name of Municipality)

CAPITAL EXPENDITURE PROGRAM

PURPOSE	CAPITAL EXPENDITURE (Mark Priority 1, 2, 3, etc.)						SOURCE OF FUNDS			
	19 84	19 85	19 86	19 87	19 88	Total	Operating	Reserves	Debenture Sales	Other
Road Machinery T	-	130,000	130,000	-	-	260,000		260,000		
Road Hard Surfacing T	20,000					20,000	20,000			
Municipal Shop T	10,000					10,000	10,000			
	30,000	130,000	130,000			290,000	30,000	260,000		

SOURCE OF FUNDS — ANNUAL	19 84	19 85	19 86	19 87	19 88	TOTAL
OPERATING	30,000					30,000
RESERVES		130,000	130,000			260,000
DEBENTURE SALES						
OTHER						
	30,000	130,000	130,000			290,000

FOR MUNICIPAL USE ONLY

ADOPTED BY RESOLUTION OF COUNCIL April 4 1983

Head of Council

Secretary-Treasurer

FOR DEPARTMENTAL USE ONLY

APR 1983

Date Received

Authorized Signature

AUTHORIZED BY MINISTER OF MUNICIPAL AFFAIRS — JANUARY 1981

PAGE 14

TABLE 2

FORM No 4 70-3344 — CAPITAL EXPENDITURE PROGRAM

Wilson Office Specialty Ltd.

Village of MacGregor
(Name of Municipality)

CAPITAL EXPENDITURE PROGRAM

PURPOSE	CAPITAL EXPENDITURE (Mark Priority 1, 2, 3, etc.)						SOURCE OF FUNDS			
	1984	1985	1986	1987	1988	Total	Operating	Reserves	Debenture Sales	Other
Fire Hall	30,000					30,000			30,000	
Water & Sewer Extensions W/S		50,000			50,000	100,000			100,000	
Maintenance Equipment - PW			20,000			20,000		20,000		
Pavement	30,000					30,000	30,000			
	60,000	50,000	20,000	-	50,000	180,000	30,000	20,000	130,000	

SOURCE OF FUNDS — ANNUAL	1984	1985	1986	1987	1988	TOTAL
OPERATING	30,000					30,000
RESERVES			20,000			20,000
DEBENTURE SALES	30,000	50,000			50,000	130,000
OTHER						
	60,000	50,000	20,000	-	50,000	180,000

FOR MUNICIPAL USE ONLY

ADOPTED BY RESOLUTION OF COUNCIL. April 14th 19 83

Head of Council

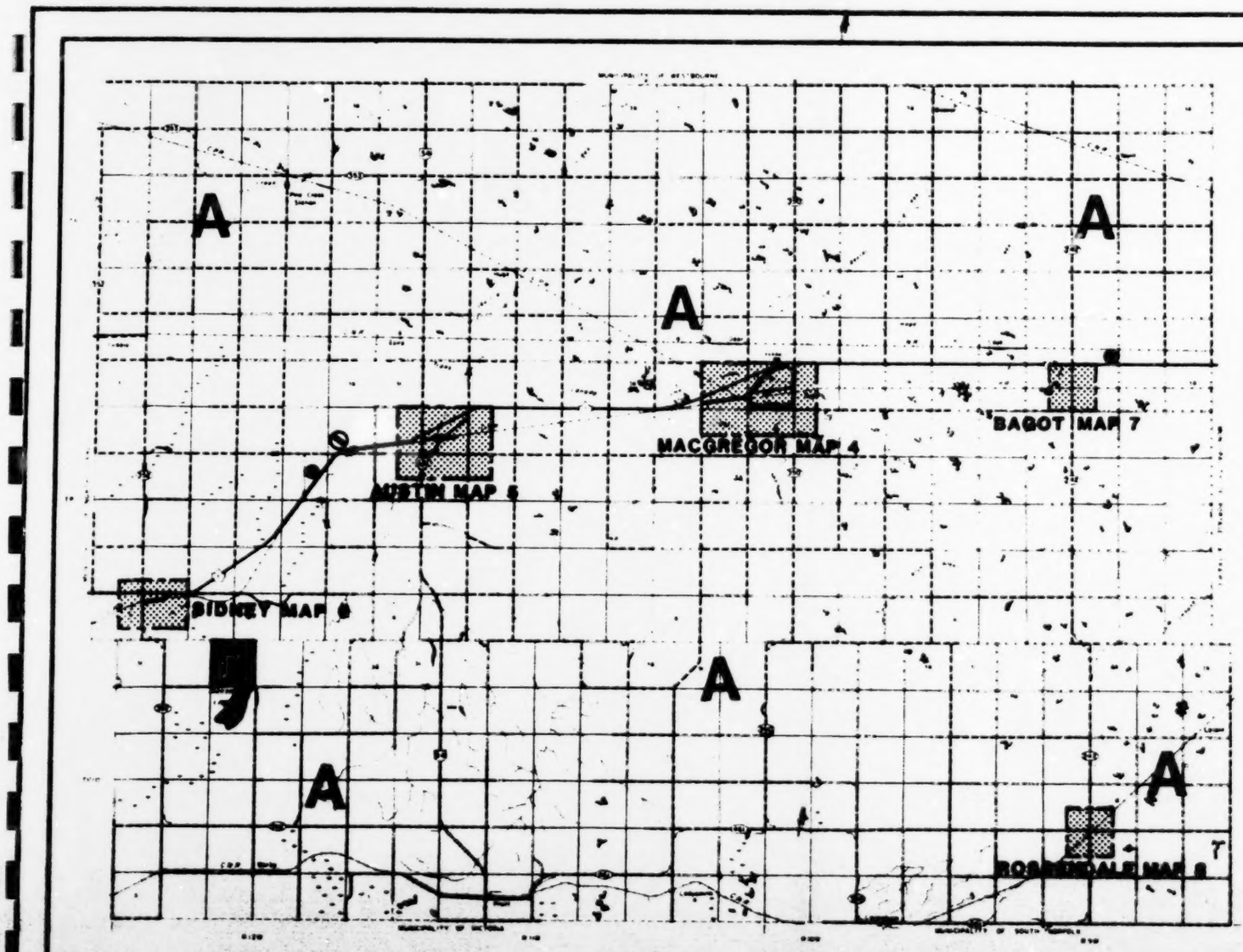
Secretary-Treasurer

FOR DEPARTMENTAL USE ONLY

Date Received

Authorized Signature

AUTHORIZED BY MINISTER OF MUNICIPAL AFFAIRS — JANUARY 1981



MAP 2

R.M. of NORTH NORFOLK

NOR-MAC PLANNING DISTRICT DEVELOPMENT PLAN

FUTURE LAND USE MAP (RURAL)

LEGEND

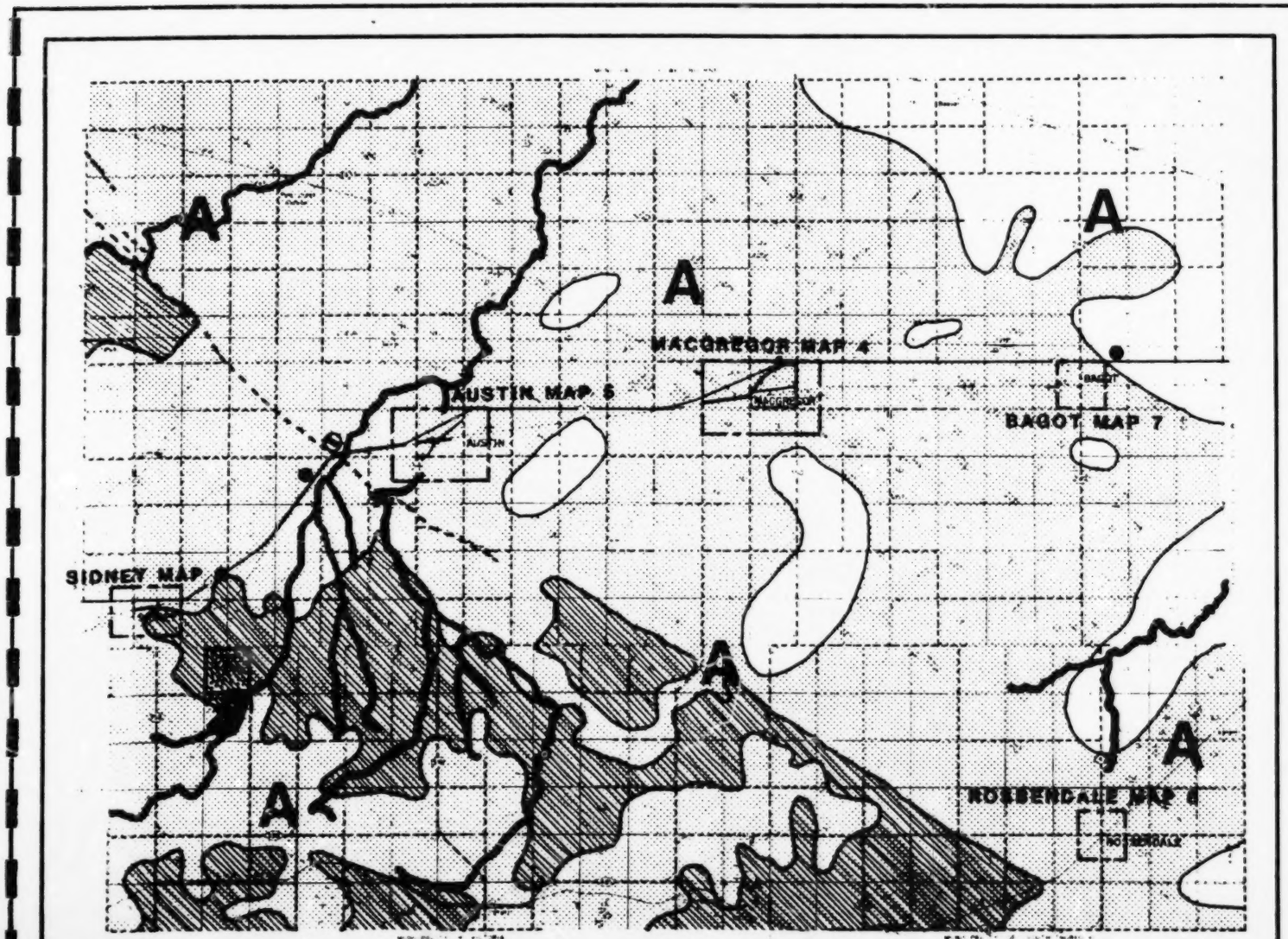
- A — Agriculture
- Rural Industrial
- Open Space
- Highway Commercial

Prepared by the
NOR-MAC PLANNING DISTRICT BOARD

MUNICIPAL PLANNING BRANCH
MUNICIPAL AFFAIRS
PORTAGE LA PRAIRIE

DEC., 1983

158-70-104



MAP 3

R.M. of NORTH NORFOLK

NOR-MAC PLANNING DISTRICT

RESOURCE MANAGEMENT POLICY AREAS

LEGEND

- Groundwater Pollution Hazard Area
- Wildlife Habitat
- Aggregate Resources
- Fisheries Habitat

SOURCE :

(Dept. of Natural Resources)

- A Agriculture
- Rural Industrial
- Open Space
- Highway Commercial

Prepared by the

NOR-MAC PLANNING DISTRICT BOARD

MUNICIPAL PLANNING BRANCH
MUNICIPAL AFFAIRS
PORTAGE LA PRAIRIE

DEC., 1983

152-70-125

A

PARK ROAD

32

UNSERVICED

NORTH OF OLD PTH No. 1

CANADIAN

MENZIES ST.

BEAVER ST.

HAMPTON STREET

SMITH ST.

WOODLAWN DR.

TEMPLE STREET

MAPLE ST.

350

A

TRANS CANADA PIPE LINE

29

28

REVISED AUG., 1988

MACGREGOR

NOR-MAC PLANNING DISTRICT DEVELOPMENT PLAN

FUTURE LAND USE MAP

LEGEND

- Residential
- Residential Reserve
- Unserviced Residential
- Commercial
- Highway Commercial
- Industrial
- Industrial Reserve
- Recreation & Open Space
- A Agriculture

Scale in Feet

800 400 0 800

MUNICIPAL PLANNING BRANCH
MUNICIPAL AFFAIRS
PORTAGE LA PRAIRIE

DEC., 1983

REVISED AUG., 1985 335-70-102

A

34

27

350

UNSERVICED NORTH OF OLD PTH. No. 1

PT. NE 1/4 SEC. 29 TWP. 11 - RGE. 1W

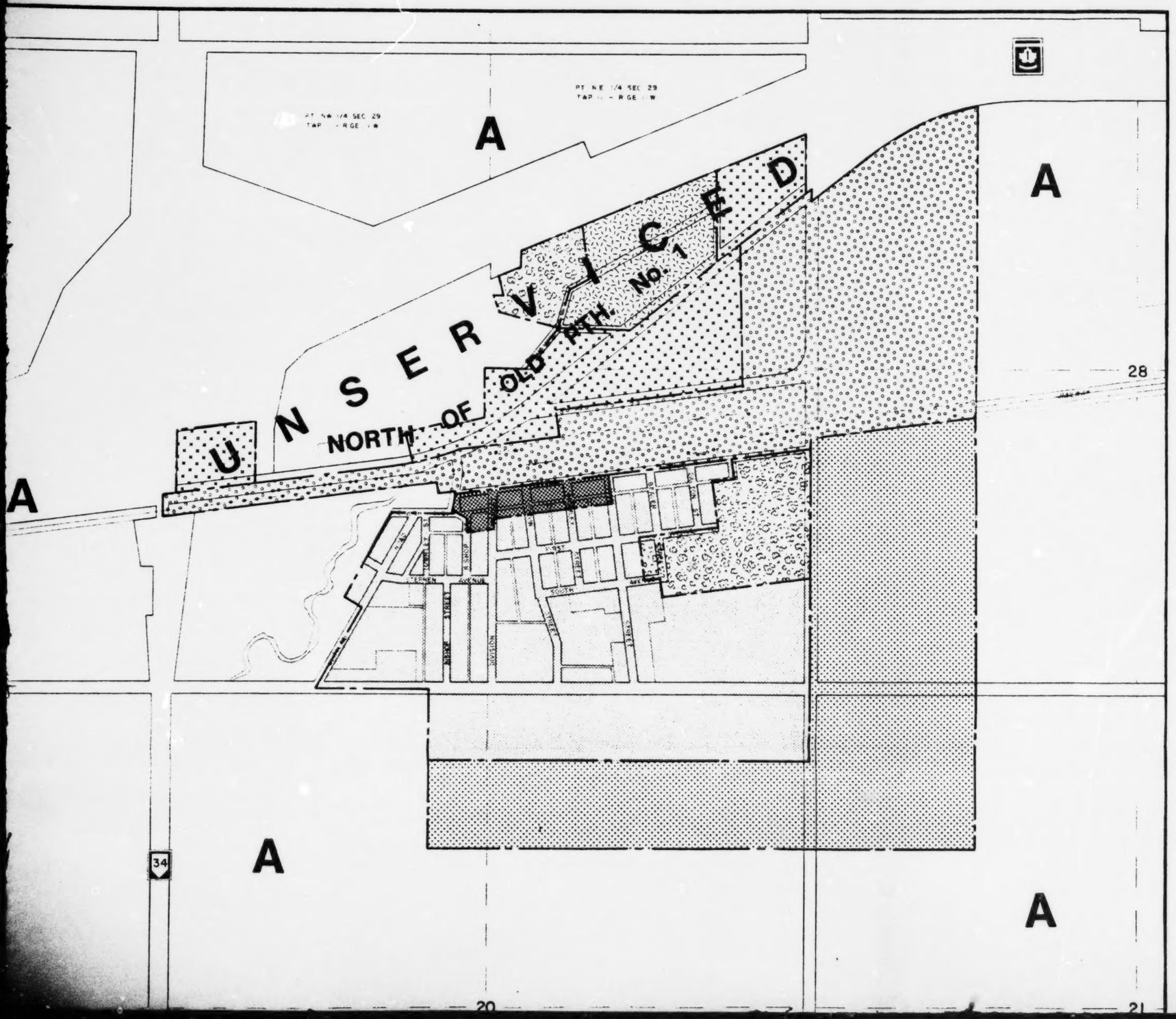
PT. NW 1/4 SEC. 29 TWP. 11 - RGE. 1W

MAP 5

AUSTIN

NOR-MAC PLANNING DISTRICT DEVELOPMENT PLAN

FUTURE LAND USE MAP



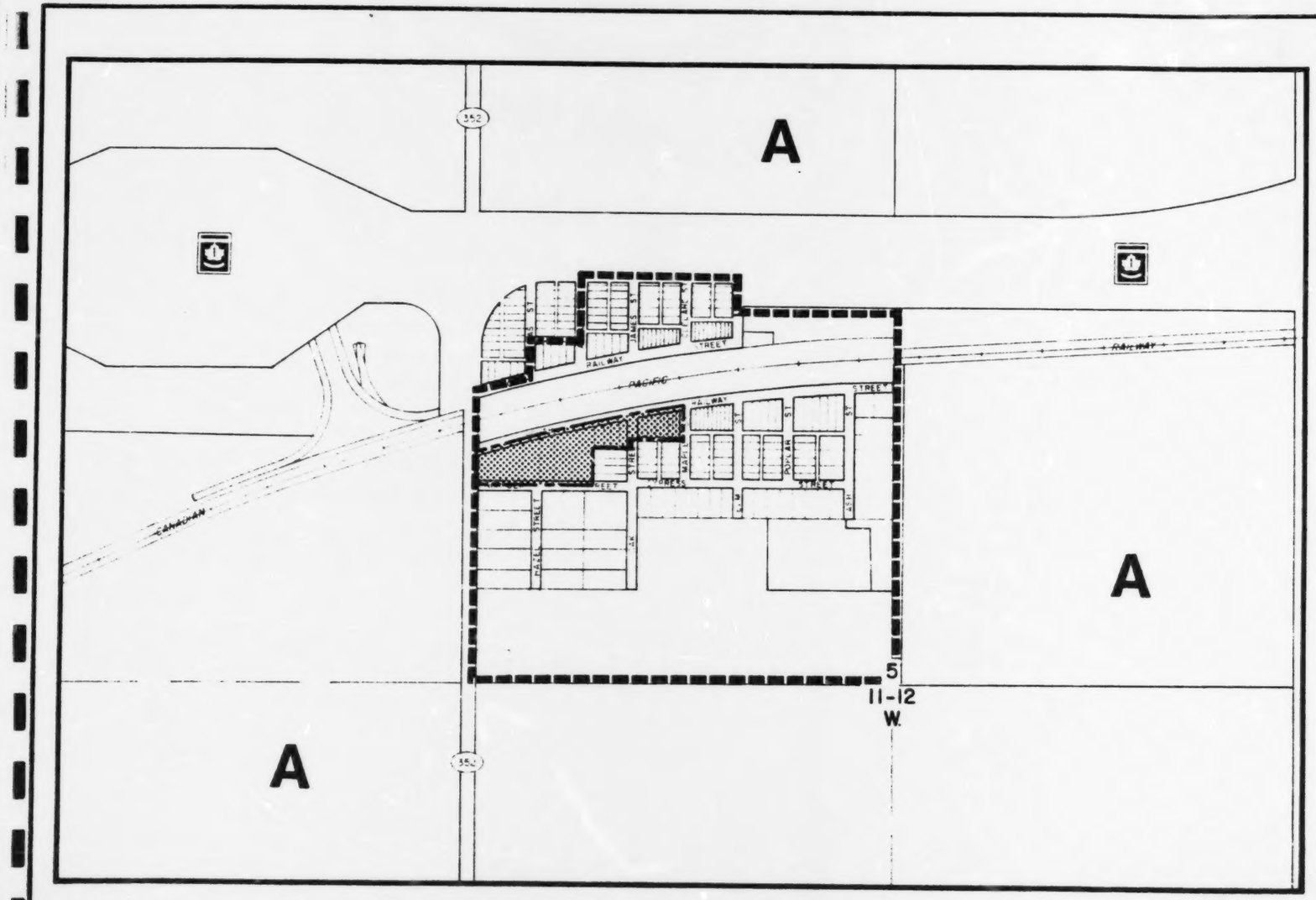
LEGEND

- Residential
- Residential Reserve
- Unserviced Residential
- Commercial
- Highway Commercial
- Industrial
- Industrial Reserve
- Recreation & Open Space
- A Agriculture

Scale in Feet

800 400 0 800

MUNICIPAL PLANNING BRANCH



MAP 6

SIDNEY

NOR-MAC
PLANNING DISTRICT
DEVELOPMENT PLAN

FUTURE LAND USE MAP

LEGEND

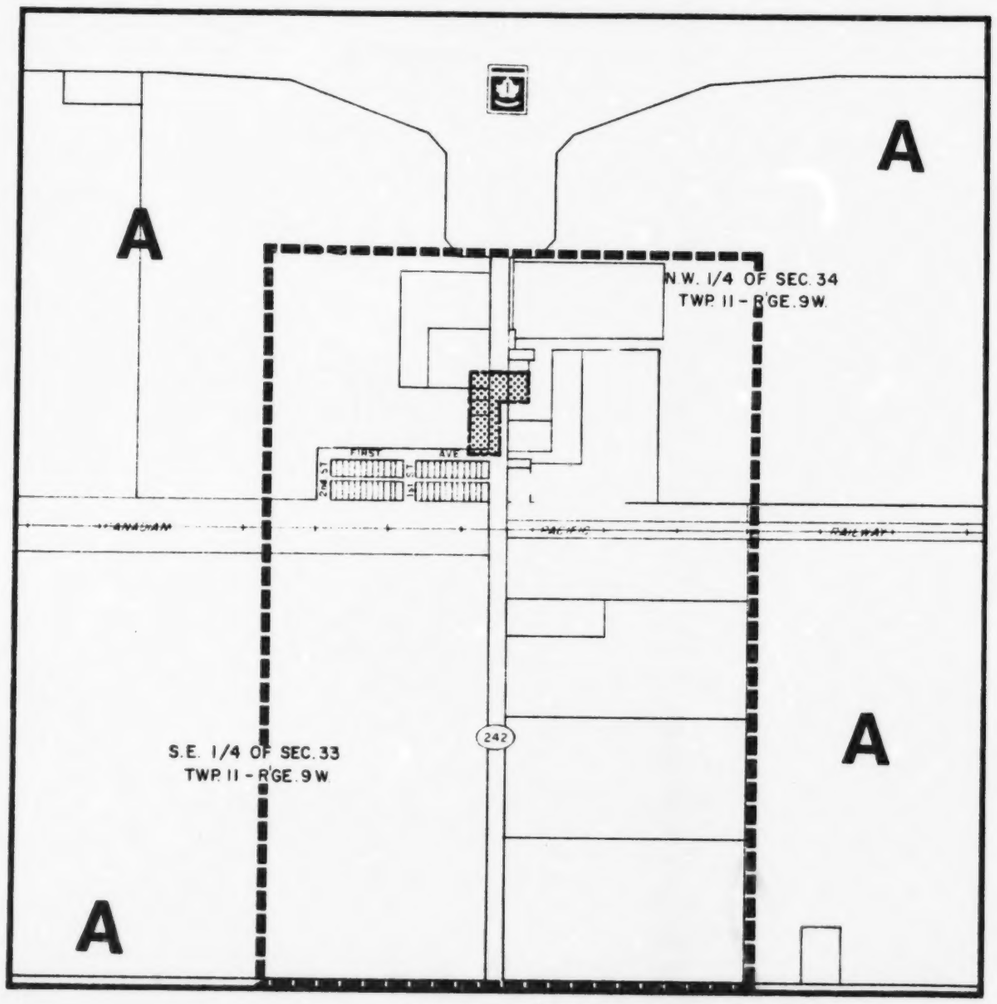
- General Development Area
- Town Centre Area
- A Agriculture

Scale in Feet
800 400 0 800

MUNICIPAL PLANNING BRANCH
MUNICIPAL AFFAIRS
PORTAGE LA PRAIRIE

DEC., 1983

152-70-127



MAP 7

BAGOT

NOR-MAC
PLANNING DISTRICT
DEVELOPMENT PLAN

FUTURE LAND USE MAP

LEGEND

General Development Area

Town Centre Area

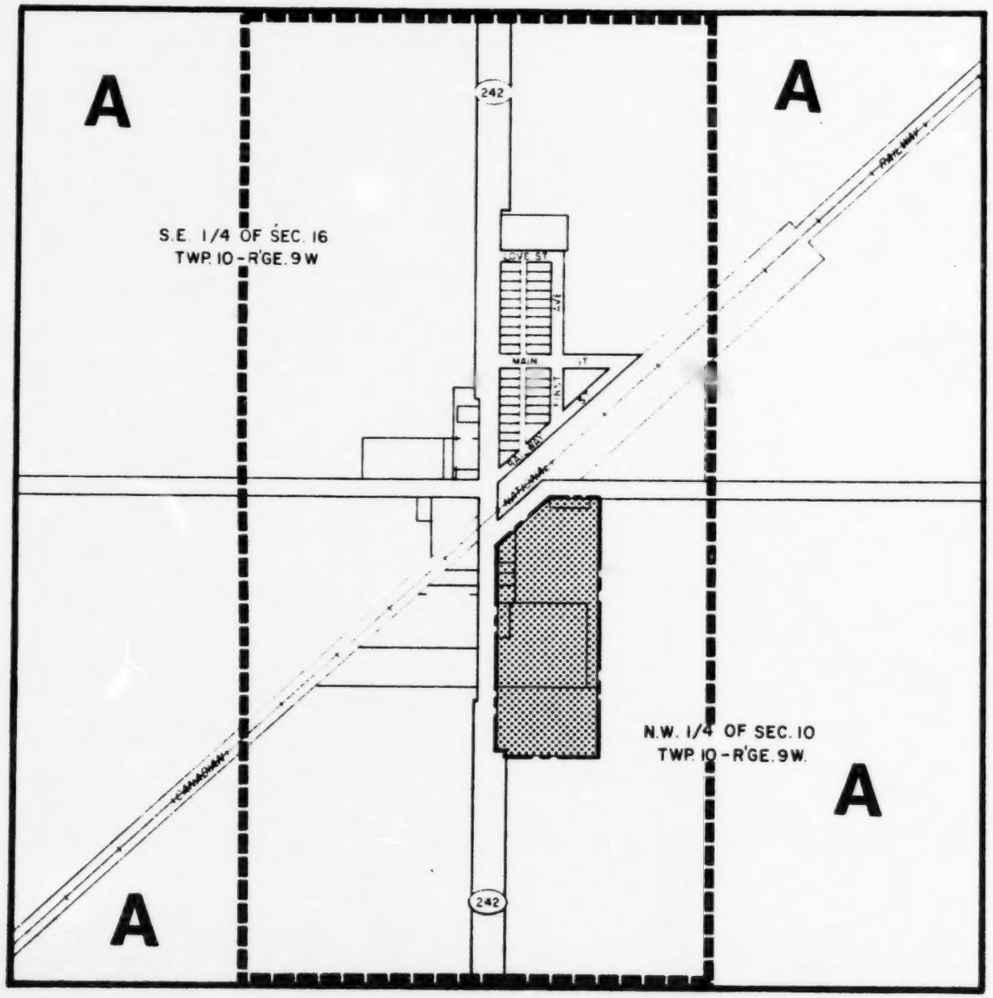
A Agriculture

Scale in Feet

800 400 0 800

MUNICIPAL PLANNING BRANCH
MUNICIPAL AFFAIRS
PORTAGE LA PRAIRIE

DEC., 1983 182-70-128



MAP 8

ROSSENDALE

NOR-MAC
PLANNING DISTRICT
DEVELOPMENT PLAN

FUTURE LAND USE MAP

LEGEND

General Development Area

Town Centre Area

A Agriculture

Scale in Feet

800 400 0 800

MUNICIPAL PLANNING BRANCH
MUNICIPAL AFFAIRS
PORTAGE LA PRAIRIE

DEC., 1983 152-70-129

APPENDICES

LIST OF MUNICIPAL

Source: R. J. Burnside & Assoc. Ltd., NOR-MAC Planning

ITEM	MA
Raw Water Delivery	$10,000
Reservoir Capacity	
Watermain Renewal	U
Water Treatment	$
Water Distribution	$
Upgrading Fire Protection	$1
Lagoon Expansion	
Lift Station Upgrading	$
Lagoon Seepage	$15,000
Unit Urban Expansion Servicing	$8,750
Drainage Plan	To be
Street Upgrading	

Note: Costs are estimated in 1982 dollars bas
available information. Project costs m
specific plans based upon more detailed

For a more detailed description of muni
be made to the municipal engineering ba

APPENDIX "A"

SERVICE IMPROVEMENTS

District Municipal Engineering Background Study, July 1982.

GREGOR	AUSTIN
to $350,000	N/A
I/A	$50,000
nown	Unknown
,000	$20,000
,000	$10,000 to $15,000
,000	N/A
I/A	$30,000
,000	$20,000
to $250,000	N/A
to $13,800	$8,750 to $13,800
etermined	$10,000
I/A	$10 to $80/LF

l upon limited field investigations and the best
y vary as design concepts are finalized into
information.

ipal service improvements listed reference should
eground study.

prepared by the
Crown Land Classification Committee

Manitoba

March 15, 1984

APPROVED BY
PROVINCIAL LAND
USE COMMITTEE

CROWN LAND USE CLASSIFICATION PLAN for NOR - MAC PLANNING DISTRICT

APPENDIX "B"

TABLE OF CONTENTS

I. INTRODUCTION 1

II. ADMINISTRATION 1

III. GENERAL LAND USE CONSIDERATIONS 2

IV. OVERVIEW 5

V. CROWN LAND USE CLASSIFICATIONS

A. Agriculture-Native Environment Lands Co-Major
- Present Condition — Concerns/Objectives — Policies/Guidelines 7

B. Natural Lands
- Present Condition -- Concerns/Objectives -- Policies/Guidelines 8

C. Wildlife Lands
- Present Condition — Concerns/Objectives — Policies/Guidelines 9

D. Wildlife Dominant - Agriculture Minor
- Present Condition — Concerns/Objectives — Policies/Guidelines 10

E. Water Retention
- Present Condition -- Concerns/Objectives — Policies/Guidelines 11

F. Urban Use
- Present Condition -- Concerns/Objectives -- Policies/Guidelines 12

VI. OTHER CONSIDERATIONS 13

VII. GENERAL PLAN IMPLEMENTATION 14

MAPS

Map 1. Crown Land Classification Plan, March 15, 1984

APPENDICES

Appendix 1. Site Specific Crown Land Classifications

RECORD OF AMENDMENTS

CROWN LAND CLASSIFICATION PLAN
FOR
NOR-MAC PLANNING DISTRICT

I. INTRODUCTION

The management and administration of Crown land is shared by the Departments of Natural Resources and Agriculture. The Agricultural Crown Lands Branch issues agricultural leases and permits of occupation or use for those Crown lands which are designated by the Minister of Natural Resources as: primarily agricultural lands; and multiple use lands which may be used for agricultural purposes on an interim or secondary use basis, subject to specific conditions and covenants required by other resource users.

The principal responsibility for Crown land remains with the Department of Natural Resources, which administers the Crown Lands Act excepting those specific sections under the responsibility of the Minister of Agriculture.

The classifying to use of Crown land in Agro-Manitoba is the responsibility of the Crown Land Classification Committee (CLCC). This is an interdepartmental group with representation from the Departments of Agriculture, Natural Resources and Municipal Affairs. The Crown Land Classification Committee reports to and receives its direction from the Provincial Land Use Committee of Cabinet.

The Crown land use classification plan presented in this report is the end result of the integration of the Crown land classification map prepared by the Crown Land Classification Committee, and the various requirements for management and administration of the Departments of Government, particularly the Departments of Natural Resources and Agriculture.

The Crown land classification plan applies only to Crown land, the jurisdication of which remains the responsibility of the Manitoba Government.

II. ADMINISTRATION

This plan is prepared by the Crown Land Classification Committee. The land use, as per the plan, is administered by the Department of Agriculture, Agricultural Crown Lands Branch, and the Department of Natural Resources, Lands Branch.

The Crown Land Classification Committee shall upon consultation with the municipality(ies) and/or the planning district board present the plan for approval to the Provincial Land Use Committee of Cabinet.

The Crown Land Classification Committee shall consult with the municipality(ies) and/or the planning district board when amendments to the plan are being considered. Crown lands which may be designated in the future by Order-in-Council to Provincial Park, Provincial Forest, Wildlife Management Area, Community Pasture etc. constitute an amendment to the plan, and consultation with the local planning authority is required. All amendments to the plan will be presented to the Provincial Land Use Committee.

III. GENERAL LAND USE CONSIDERATIONS

There are a number of basic concepts, principles and guidelines which must be considered in classifying the use of Crown lands. These considerations influence the ultimate use, intensity of use and management of Crown land. Specifically:

A) Crown land classification is guided by Provincial Land Use Policies with management of Crown lands carried out in accordance with Provincial Acts and Regulations. The classification of Crown land will be undertaken with appropriate consideration given to lcoal needs.

B) Where there has been significant public or private investment, affected Crown land will be managed to the best advantage of the use for which the investment was made.

C) Normal management practices on all Crown land shall include: the application of multiple land use principles; the protection and improvement of the land's long term productive capacity; the minimization of erosion and other destructive processes; and the utilization of the land consistent with its inherent capabilities with due consideration given to intensive management.

D) For Crown lands under agricultural lease the following applies:

1) the right of public access shall be in accordance with such acts, regulations and contracts that are in place from time to time,
2) access is guaranteed to quarry lease operations subject to compensation being negotiated relative to loss of privately owned improvements,
3) the right of the Province to enter a leased area and to withdraw lease rights on lands for utility rights-of-way, is guaranteed,
4) lands having greater than 9% slope must be maintained in native cover or permanent forage,
5) a buffer strip of woody vegetation not less than 45 meters (150 feet) in width must be retained within 90 meters (300 feet) of all municipal and provincial roads,
6) a buffer strip of natural vegetation from 45 to 90 meters (150 to 300 feet) wide must be left adjacent to all water courses and permanent water bodies,
7) no wetland shall be drained or filled without approval,
8) topsoil and leaf mat shall not be removed,
9) all livestock must be contained (e.g., fenced). Strips of 15 meters (50 feet) in width per lease can be cleared for fencelines, and
10) merchantable timber is subject to stumpage rates if it is marketable. The Crown retains the right to issue cutting rights to the public by way of timber sale and/or timber permits to harvest timber contained thereon. Merchantable timber thus harvested is subject to the payment of stumpage rates.

E) Survey monuments defining Township, Section and Quarter Section corners shall not be destroyed.

F) In general, non-conforming uses on Crown land will be allowed to continue until the existing commitment expires or a suitable alternative site for the use can be found.

G) The Crown land plan is limited, in general, to the classification of the surface use of the land. Nothing in the classification, except where indicated in the plan will preclude or limit future mineral extraction from Crown lands where approved by the Provincial Government.

H) Sites, structures and areas of historical, architectural and/or archaeological significance exist on Crown land. Those sites identified shall be protected from uses and activities that would endanger them until such time as appropriate measures (mitigative, retention etc.) are determined.

I) Lakes, streams, rivers, creeks, etc. which are identified as significant fisheries habitat areas shall be protected. The use of Crown lands adjacent to these waterways and particularily spawning sites and/or nursery areas shall be controlled and managed to minimize damage to fish stocks and fish habitat from siltation, nutrient loading, disturbance and water quality degradation. Manitoba's Surface Water Quality Objectives shall be used to ensure protection for end uses such as fisheries. Management of these adjacent lands shall be in accordance with approved fish habitat protection guidelines and includes but is not limited to controlling the ditching and re-channelization in such areas, controlling the clearing, cultivation, timber harvesting, and developing of sites to the water's edge, maintaining or creating natural vegetation buffers of varying widths as required etc.

J) Stream crossings shall not adversely affect fish habitat or populations. Where crossings may affect fish habitat, the crossing should be designed and constructed with reference to "Recommended Fish Protection Procedures for Stream Crossings in Manitoba" prepared by the Department of Natural Resources.

K) Water quality shall not be adversley affected by Crown land uses. Activities and intensive shoreland developments that discharge pollutants shall be restricted in their location and it may be required that precautionary safeguards which mitigate the adverse effects of pollution be incorporated into the development. The activities and developments shall meet Manitoba's Surface Water Quality Objectives. Shorelands shall be protected from excessive erosion which might affect water quality.

L) The right of public access to Crown land and water for the purposes of sport angling, commercial fishing, hunting, trapping, outdoor recreation pursuits and general access etc. shall be maintained in accordance with such acts, regulations and contracts that are in place from time to time.

M) Permanent development (i.e., residences, summer homes, cottages, commercial buildings etc.) shall be assessed for hazards such as flooding, erosion or bank instability. In general, development shall be subject to the following requirements, excepting under special economic and social circumstances.

   a) All permanent development shall be located on land above the 100 year flood level. When it is not possible to estimate the above flood level due to insufficient hydrometric data on the waterway, then an elevation of 1.5 meters (5.0 feet) above the high water mark would be used.

b) Land which may be eroded away within a period of 50 years shall be excluded from development unless it is demonstrated that the erosion process has been halted.

c) Development shall not be permitted on lands subject to bank instability, landslides, or subsidence.

d) Use of Crown lands in Water Power Reserves and Licence Areas must conform to the above and must not be required for water power purposes. Approval for development is required from the Water Resources Branch.

e) In order to minimize surface water quality degradation, development and use of surface water resources should not exceed the carrying capacity.

N) Activities such as dumping, excavation, clearing, cultivation, or excessive grazing which would accelerate or promote dangerous erosion or bank instability will be prohibited.

O) Activities that may cause pollution under normal operating conditions or by accident should not be permitted in the groundwater pollution hazard area unless it can be proved by adequate field investigations that the proposed activities will not cause pollution of existing or potential groundwater supply in the area.

P) Groundwater consumption should not exceed the total sustained yield of an aquifer.

Q) Wells should be installed in a manner that would not have a detrimental effect on aquifers.

R) Intensive development (e.g., subdivisions) and high capacity wells will be permitted only in areas where they will not cause a reduction in water supply for existing users.

S) The plan does not restrict the Province from entering or withdrawing Crown lands for utility rights-of-ways, highways, roads, drains, etc. subject to normal clearance and approval procedures.

IV. OVERVIEW

In the Nor-Mac Planning District, there are approximately 1635 hectares (4100 acres) of Crown land, excluding most land under permanent water bodies. This Crown land base represents less than 1.5 percent of the land within the District.

Within the District, Crown land has been committed to a variety of uses. Most commitments to use are made via agricultural lease or permit. Of the Crown land in the District over 50 percent has been committed or classified for some agricultural use.

ORDER-IN-COUNCIL AREAS

There is no Crown land presently designated by Order-in-Council to Provincial Park, Forest, Community Pasture or Wildlife Management Area (WMA).

However, a number of parcels in the District have been proposed as Wildlife Management Areas and some or all of these lands may be designated by Order-in-Council to WMA in the future.

FISHERY HABITAT

There are only a few waters with fish populations significant to the local area and the province in the Planning District. Jackson Lake is the most notable as it supports a summer and winter fishery based largely on northern pike. Pine Creek supports a small brook trout fishery and Hidden Valley Lake on Squirrel Creek (East) provides a small pike fishery and periodic stream fishing in the Austin area. Squirrel Creek and Willow Bend Creek although intermittent serve as spawning and nursery areas for northern pike and suckers.

Activities adjacent to shorelines can adversely impact fish habitats and water quality. This plan recognizes and protects critical fishery habitat from adjacent Crown land uses in accordance with approved fish habitat protection guidelines, and Manitoba's Surface Water Quality Objectives.

Of particular concern is the protection of the existing fisheries habitats, spawning sites and nursery areas of Jackson Lake, Hidden Valley Lake, Pine Creek and Willow Bend Creek, Map 1.

V. CROWN LAND USE CLASSIFICATIONS

There are six basic classifications delineated in this classification plan (Map 1). They are:

A. Agriculture-Native Environment Lands Co-Major

B. Natural Lands

C. Wildlife Lands

D. Wildlife Dominant-Agriculture Minor

E. Water Retention

F. Urban Use

The classifications on the Crown Land Classification Plan map and the associated guidelines apply only to the Crown land.

A. Agriculture-Native Environment Lands Co-Major: Classification AN - As Shown on The Crown Land Classification Plan, Map 1

PRESENT CONDITION

Of the Crown land in the Planning District approximately 50 percent has been classified for agriculture and natural resources. This represents the largest category of Crown land in the District.

CONCERNS/OBJECTIVES

In recognition of the competing demands for and the importance of the integration of agricultural and resource demands within the Planning District, suitable areas are delineated for the mutual benefit of agriculture and natural resources.

Some of these Crown lands have been suggested for possible official designation through Order-in-Council as Wildlife Management Area. However, existing policies and guidelines as described would still continue for these lands.

POLICIES/GUIDELINES

1. Agriculture-Native Environment Lands Co-Major - AN

To integrate agricultural and natural resource production, protection, and utilization in a mutually compatible manner, the following apply:

1a) These areas are available for agricultural use, however, management, use and intensity of use will be in keeping with the interests of agriculture and resources. Management is the joint responsibility of the two Departments.

1b) Administration of agricultural leases is the responsibility of the Agricultural Crown Lands Branch.

1c) Depending on the particular quarter section hay, grazing or some cultivation may be allowed. All are available for long term commitment to agriculture. Development may be allowed, however, it is limited to protect some of the existing native vegetation for a number of purposes.

1d) Other general land uses of the Crown land may be permitted if compatible with the basic intent of the classification.

B. Natural Lands: Classification N - As Shown on The Crown Land Classification Plan, Map 1

PRESENT CONDITION

There are approximately 400 hectares of Crown land which has been identified as being sufficiently erosion prone or fragile to warrant protection from intensive use. These lands have therefore been classified as natural lands. In general these lands are either erosion prone because of sandy soils, or steep slopes (ravines) or are marshy areas requiring protection.

Some of these Crown lands have been suggested for possible official designation through Order-in-Council as Wildlife Management Area.

CONCERNS/OBJECTIVES

To protect from use an ecologically sensitive area from detrimental land uses.

POLICIES/GUIDELINES

2. Natural Lands - N

The following shall apply:

2a) The area will be kept from development and long term commitment to secondary uses (agriculture-forestry). As such, the area will remain as it occurs in nature.

2b) No development or agricultural use will be allowed at this time.

2c) Other uses may be allowed if considered appropriate by the Department of Natural Resources.

C. Wildlife Lands: Classification W - As Shown on The Crown Land Classification Plan, Map 1

PRESENT CONDITION

Of the Crown land in the Planning District, approximately 210 hectares (520 acres) or 13 percent of the Crown land has been classified for the protection of wildlife habitat.

CONCERNS/OBJECTIVES

Wildlife populations in Manitoba are under continuous and increasing pressure from competing land uses which reduce the availability of habitat. Therefore wildlife habitat is to be maintained, protected and enhanced.

Some of these lands have been suggested for official designation through Order-in-Council as Wildlife Management Areas. However, existing policies and guidelines as described would still continue for these lands.

POLICIES/GUIDELINES

3. Wildlife Lands - W

Management of these Crown lands is the responsibility of the Department of Natural Resources. Specific management and administrative aims may change over time, however, in general, the following apply:

3a) These lands are not available for development because of their importance as habitat. These areas are to remain as they occur in nature, though habitat improvement is not excluded.

3b) These lands may be available for haying, and/or timber harvesting if the use does not interfere with the wildlife objectives for any particular parcel. Approval of any agricultural use will be at the discretion of the Wildlife Branch. Other non-intensive agricultural uses may be allowed if approved by the Wildlife Branch, e.g., bee keeping.

3c) Other general land uses will be restricted to those which are supportive and compatible with the intent of the classification. For example, these lands are available for hiking, cross country skiing, bird watching, nature photography, berry and mushroom picking, etc.

D. Wildlife Dominant - Agriculture Minor: Classification WA - As Shown on The Crown Land Classification Plan, Map 1

PRESENT CONDITION

Of the available Crown land only 16 hectares (40 acres) of Crown land has been classified for wildlife and agriculture.

CONCERNS/OBJECTIVES

In recognition of the importance of wildlife, the basic inherent land capabilities and the need for diversity in the environment, areas must be delineated which have an emphasis toward wildlife and native lands but which allow some agricultural use.

Some of these lands may be considered for official designation through Order-in-Council as Wildlife Management Areas. However, most of these existing policies and guidelines as described would still continue for these lands.

POLICIES/GUIDELINES

4. Wildlife Dominant - Agriculture Minor - WA

To protect wildlife habitat and populations but allowing for some agricultural use, the following apply:

4a) All of these lands are available for some agricultural use. Depending on the particular quarter, hay, grazing or some cultivation may be allowed.

4b) The specific use is generally the responsibility of the Department of Natural Resources, however, administration of the allowed agricultural use remains the responsibility of the Department of Agriculture.

4c) In all cases no new development or clearing is allowed. These lands are not available for long term commitment to secondary uses (agriculture, forestry, etc.) because of the importance to wildlife, as such natural vegetation will be protected, however, habitat improvement is not excluded.

4d) Other general land uses will be restricted to those which are supportive and compatible with the intent of this classification. For example, these lands are available for hiking, cross country skiing, bird watching, nature photography, berry and mushroom picking, etc.

E. Water Retention: Classification B - As Shown on The Crown Land Classification Plan, Map 1

PRESENT CONDITION

The lands so identified are part of a water conservation project completed by PFRA (Canada) around Jackson Lake. The management, operation maintenance and control of the project together with the acquisition of rights-of-way were completed by Canada. However, in 1973 this was turned over to the Province of Manitoba.

The lands involved are:

a) Part NE 28-10-12W, 34.6 hectares
b) Part NW 28-10-12W, 12.7 hectares
c) Part SE 28-10-12W, 16.8 hectares

These lands are not illustrated on the Crown Land Classification Plan; see Plan 1458, Portage la Prairie Land Titles Office.

CONCERNS/OBJECTIVES

The principal objective is to recognize and protect project areas where public investment has been made, i.e., the Jackson Lake Dam and reservoir area.

POLICIES/GUIDELINES

5. Water Retention - Classification B

The following policies/guidelines apply:

5a) These Crown lands shall be administered by the Department of Natural Resources.

5b) Any secondary use i.e., uses not related to the Water control project will only be allowed if it is compatible with the water control project's need for the lands.

F. Urban Use; Classification U - As Shown on The Crown Land Classification Plan, Map 1

PRESENT CONDITION

Crown land parcels may occur within the boundaries of unincorporated and incorporated towns and villages within the Planning District.

While not specifically identified on the Crown Land Classification Plan, these Crown lands are classified for urban use.

CONCERNS/OBJECTIVES

The principal concern is to recognize that Crown lands may be within existing towns and villages and to ensure that the use of these lands is consistent with the urban environment.

POLICIES/GUIDELINES

6. Urban Use - Classification U

To ensure that Crown land use is consistent with the effective and efficient provision of municipal services, the following guidelines apply:

6a) These Crown lands shall be administered by the Department of Natural Resources.

6b) These sites are available for a variety of urban uses provided the use is consistent with any approved plan for the town or village.

6c) The local planning authority shall determine whether any proposed use of Crown land within the boundaries of the town or village conforms to the approved plan.

6d) In the absence of an approved plan for a town or village, the local authority shall determine whether any proposed use is consistent and compatible with the local urban environment.

VI. OTHER CONSIDERATIONS

The Crown land plan identifies the major classification for Crown land. There are and will be other site specific uses which are not indicated in the Plan. Recognition of this fact is important as some specific locations, for example, residences, may not be indicated but are nonetheless protected by the very nature of the legal commitment to individuals through the leasing and permitting process of Crown lands.

All site-specific classifications, that is in general, the classification of Crown land parcels less than 16 hectares (40 acres) are not shown in the plan but are listed in Appendix 1.

VII. GENERAL PLAN IMPLEMENTATION

PLAN APPROVAL AND REVIEW

Plan approval and any subsequent approval of amendments to the plan shall be by the Provincial Land Use Committee of Cabinet.

Existing policy and procedure for plan and amendment approval requires consultation with local planning authorities. Additionally, full review and approval by provincial government departments and agencies through the Interdepartmental Planning Board is also required.

This plan shall be reviewed at such time as the Provincial Land Use Committee of Cabinet or the Crown Land Classification Committee considers it necessary or when a Planning District Board is reviewing its Development Plan or 5 years after coming into effect of the plan or from the last review, as the case may be.

The Crown Land Classification Committee is responsible for ensuring that future plan reviews, proposed amendments and classification appeals are processed and implemented as per approved policy and procedure.

LAND USE IMPLEMENTATION

The land use intent as outlined in this Crown Land Use Classification Plan shall be carried out through the application of the "Interdepartmental Operational Crown Land Plan" prepared for each municipality in the Planning District.

Operational Crown Land Plans are prepared, amended and approved by the Crown Land Classification Committee. Appeals to operational plans shall also be directed to the Crown Land Classification Committee with the Provincial Land Use Committee the final authority.

These Operational Plans shall:

a) Be consistent with and carry out the intent of this Plan, and

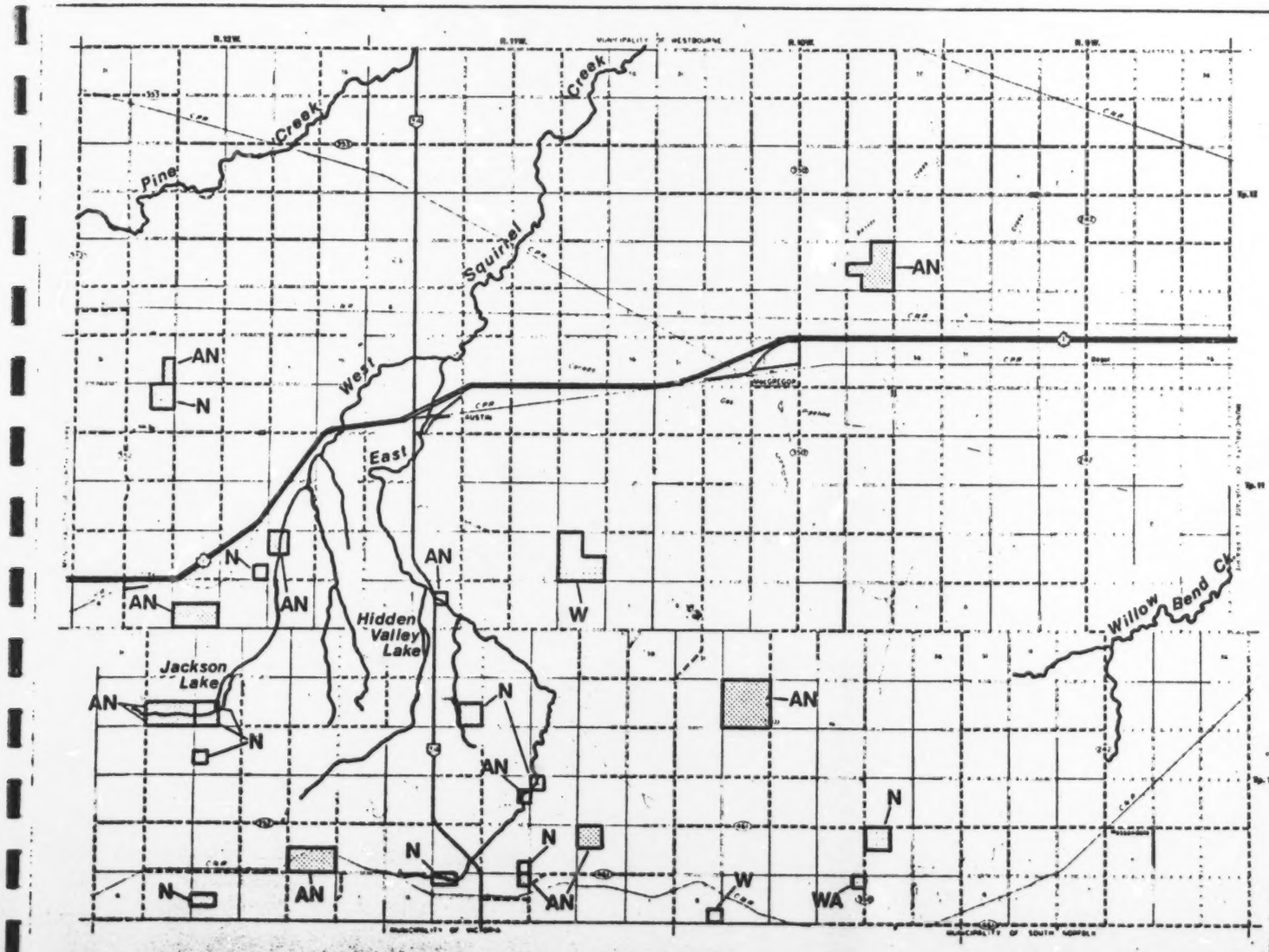
b) Identify in map format the permitted uses and intensity of use for those parcels of Crown Land in the Planning District.

LAND USE ADMINISTRATION

The use of Crown land is administered through instruments such as leases, permits, contracts, agreements, etc. which are issued by the Crown to individuals, corporations, etc. or declared by the Crown through Orders-in-Council.

Most of the Crown land outside of Order-in-Council areas (i.e., Crown land not included in Provincial Parks, Provincial Forests and Wildlife Management Areas) is administered under the authority of the Crown Lands Act. This Act is administered by the Department of Natural Resources, Lands Branch with certain specified sections the responsibility of the Department of Agriculture, Agricultural Crown Lands Branch.

These contracts, leases, permits, agreements, etc. must be in conformity with this Plan and the Interdepartmental Operational Crown Land Plan.



MAP 1.

CROWN LAND CLASSIFICATION PLAN (DECEMBER 1, 1982)

AN - AGRICULTURE - NATIVE ENVIRONMENT LAND CO - MAJOR

N - NATURAL LANDS

W - WILDLIFE LANDS

WA - WILDLIFE DOMINANT - AGRICULTURE MINOR

B - WATER RETENTION } not shown on map

U - URBAN USE }

..... Significant Fisheries Habitat .....

Revised --	

NOR - MAC PLANNING DISTRICT